

**DBTS HOA BOARD MEETING MINUTES**  
**24412 Alta Vista Drive, Dana Point—poolside**  
**Oct. 21, 2022 5:00 p.m.**

1. Pres. Wysocki called the meeting to order at 5:05 p.m. In attendance: D. Wysocki, President, M. Hart, V.P., M. Nason, V.P., V. Linane, V.P., E. Teichert, V.P. and Sec.; and Owners: A. Stokes, R. Sobel, K. Wysocki, and D. Linane.
2. Motion approved to waive reading of and approve June 11, 2022, minutes.
3. Election of Officers. Motions approved electing D. Wysocki, President., M. Hart, V.P. Finance, M. Nason, V.P. Granada issues, V. Linane, V.P. Alta Vista issues, and E. Teichert, V. P. Sec.
4. Confirmation of Committee members approved: A. Stokes—Accts. Payable and Escrow, M. Hart—Accts. Receivable, Building Maintenance Committee—D. Wysocki, R. Sobel and D. Manna, Finance Committee—M. Hart, A. Stokes and D. Wysocki, Architectural Committee—D. Linane, S. Stokes and T. Engel, Pool and Spa—R. Stokes and D. Wysocki, Landscape Committee—D. Manna (Alta Vista) and V. Vargas (Granada).
5. Standing Committee reports.
  - A. Building maintenance—Carrasso repainted door from garage, Kraut unit work underway. Added Sobel railing, Hannum and Teichert painting re deck work. Gutter cleaning bids to be sought.
  - B. Finance Committee—Finances on track with 19 or 21 new assessment amounts paid.
  - C. Architectural Review—No applications pending.
  - D. Pool and Spa— Pool/spa—spa replastering scheduled shortly, spa skimmer bids in progress. Bids for Scoping of drain lines to be sought.
  - E. Landscape—reports by D. Manna (Alta Vista and pool area) and V. Vargas (Granada).
6. New Business—Shaws’ request for reimbursement of deck work and Shaws’ supporting documents were presented to Board.
7. Board recessed to Executive Session to discuss Shaw reimbursement request.
8. Next Board meeting scheduled for February 4, 2023, at 1:00 p.m. poolside.  
Meeting adjourned 7:00 p.m.