

DBTS HOA BOARD MEETING MINUTES
24412 Alta Vista Drive, Dana Point
(Moved to 33691 Granada due to rain)
March 10, 2023 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., V. Linane, V.P., E. Teichert, V.P. and Sec.; and Owners: R. Sobel, K. Wysocki, and D. Linane.
2. Motion approved to waive reading of and approve Oct. 21, 2022, minutes.
3. Standing Committee reports.
 - A. Building maintenance—Carrasso repainted door wrought iron by pool and doors, and performed work on balconies of 2 Alta Vista units. Estimates five months work on Alta Vista units and 5 months on Granada units, two months common areas.
 - B. Finance Committee—insurance increased 112%. YTD gas 364% of budget—1/3 cost for pool heating. Pool heater will be off until May.
 - C. Architectural—Approved Teichert windows application Sobel application pending.
 - D. Pool and Spa— Pool/spa—spa replastering bids sought. Spa filter bid approved (\$2,382). Solar heating bids to be sought.
 - E. Landscape—Artistic Maintenance costs increased 10%.
 - F. 4. New Business.
 - a. Alta Vista front door entry system—Proposal by Intellicom Communications to install Viking Intercom Solution and remove old broken system approved (\$2,587.72 + \$193.65) Authorized up to \$1,000 for new enclosure and new receptacle for entry system to protect from elements.
 - b. Rain gutters—Continued until next meeting.
 - c. Active water leak in pool area—Two plumbers camera scoped line and did not find leak source. Will Continue to source leak.
 - d. Re-plastering of the spa—see 3.D. above.
4. Next Board meeting scheduled for June 9, 2023, at 5:00 p.m. poolside.
Meeting adjourned 6:15 p.m.