

DBTS HOA BOARD MEETING MINUTES

24412 Alta Vista Drive, Dana Point

Poolside

June 9, 2023 5:00 p.m.

DRAFT

1. Pres. Wysocki called the meeting to order at 5:05 p.m. In attendance: D. Wysocki, President, M. Hart, V.P., V. Linane (phone), V.P., E. Teichert, V.P. and Sec.; and Owners: V. Vargas, A. Stokes.
2. Motion passed to waive reading of and approve March 10, 2023, minutes.
3. Standing Committee reports.
 - A. Building maintenance—Carrasso’s work will continue to be allocated 5 months Alta Vista, 5 months Granada, 2 months other common areas.
 - B. Finance—all homeowner monthly assessment payments current.
 - C. Architectural—Sobel application approved Re: deck floor covering.
 - D. Pool and Spa—New committee chair needed for next year. See 4 B and C below.
 - E. Landscape—No update.
1. 4. New Business.
 - A. Rain gutters—all to be cleaned and repaired later in year.
 - B. Active water leak in pool area—1) Broken pipe under Mirhoseni unit causing leak to street recently repaired; 2) Alan Smith Pools detected active water leak in spa jet lines and skimmers, as well as pool leak below tile line. Scope of repair work to be decided after repair quote received and approved by Board. Will consider draining spa before spa leaks repaired.
 - C. Re-plastering of the spa timing to coincide with spa repairs set out in 4 B above.
 - D. Estimate for Granada Drive asphalt. Quotes being sought and anticipated to be within reserve budget.
 - E. Estimate for required Granada Drive Sprinkler testing by South Coast Fire Protection approved for \$1,128 plus up to \$3,000 for repairs. M. Hart to communicate timing of testing to Granada homeowners and residents.

Next Annual Homeowners and Board meeting scheduled for September 9, 2023, at 1:00 p.m. poolside.

Meeting adjourned 6:20 p.m.