**DBTS HOA ANNUAL HOMEOWNERS MEETING MINUTES**

**24412 Alta Vista Drive, Dana Point Poolside September 9, 2023 1:00 p.m.**

1. Pres. Wysocki called the mee4ng to order at 1:00 p.m.
2. Roll call established a quorum. In a@endance: D. Wysocki, President, M. Hart, V.P., M.

Nason, V.P., E. Teichert, V.P. and Sec.; Owners: V. Vargas, A. Stokes, R. Sobel, D. Manna, B.

Shaw, K. Wysocki, and D. Hart. Proxies received from Owners: E. And E. Honowitz, C.

Pesterfield, P. McIntyre, R. And L. Sanford, C. And B. Smith, T. Engel, D. And V. Linane. Also, in a@endance Tenant: G. Black.

1. Pres. Wysocki provided proof that legal no4ce of the mee4ng was given.
2. Mo4on passed to waive reading of and approve September 10, 2022, minutes.
3. Pres. Wysocki welcomed new owners Z. Hanan and C. And B. Smith on Granada. A. Stokes was recognized and thanked for her volunteer service to the HOA. Pres. Wysocki was recognized and thanked for his many years of service on the board and as President.
4. Standing Commi@ee reports.
	* 1. Finance—Budget and HOA monthly assessments increasing by approximately 6% as set out in budget materials sent to all homeowners. All homeowner monthly assessment payments current.
		2. Architectural—No applica4ons pending.
		3. Building maintenance—ProTech’s (formerly known as Carrasso) work will con4nue to be allocated 5 months Alta Vista, 5 months Granada, 2 months other common areas. The following projects were completed during the year: New intercom at Alta Vista entry, new Alta Vista gates, repaired pipe break under Mirhoseni unit, one round window replaced on Granada, and two decks replaced on Granada. Planned work includes corroded wrought iron repair and replacement on Alta Vista building.
		4. Landscape—Proposed pool slope replan4ng and Alta Vista mulch replenishment approved for $2,700.
		5. Pool and Spa—D. Wysocki assuming role of commi@ee chair. Pool pump leak to be repaired. R. Sobel was thanked for his years of pool and spa commi@ee work. See 9 (c) below. Pool heater to be turned off for the season October 1, 2023.
5. Inspector of Elec4ons. Mo4on approved to elect G. Black as Inspector of Elec4ons.
6. Board Elec4ons. The Inspector of Elec4ons tallied the votes and announced the following Owners elected to the HOA Board: M. Hart, V. Linane, E. Teichert, V. Vargas, T. Engel.
7. Unfinished Business
	1. D. Manna and M. Nason will seek and review bids for Rain gu@ers diverters on Alta Vista and reposi4oning on Granada and bring to Board for approval.
	2. Interested Board members to inspect wrought iron in Alta Vista and Granada common areas for corrosion repairs necessary. Bids from Spectrum Ornamental Iron, Primo Pain4ng and/or ProTech for wrought iron repairs to be brought to Board.
	3. Aker numerous contractors were contacted regarding an ac4ve underground water leak in the spa and/or pool, contractor Alan Smith Pools detected ac4ve water leak in spa jet lines and skimmers, as well as possible pool leak below 4les. Board approved reques4ng quote to replaster spa and replace spa skimmer pending Board approval of amount. If leak s4ll detected Board will consider further pool and skimmer work.

Next Board mee4ng scheduled for November 4, 2023, at 1:00 p.m. poolside.

Mee4ng adjourned 2:30 p.m.