

Board of Directors Meeting Minutes February 1, 2025

Place: 24414 Alta Vista Drive, Dana Point CA

1. Call to order: 1:05 pm. Roll call – T. Engel, Pres., E. Honowitz-Pais, VP, V. Linane, VP, V. Nason, Secretary, E. Teichert, (via cell then in person). Homeowners D. Linane, L. Scarpone, R. Smith, R. Sobel, A. Stokes.
2. Proof of notice of meeting: acknowledged.
3. Reading of the minutes from the Jan. 3, 2025, meeting. Motion made to waive. Carried.
4. Report of officers: The 2024 IRS filings are completed. The Beneficiary form has been filed. The board approves the Finance chair to discuss current finances at each meeting.
5. Report of committees
 1. Building Maintenance
 1. Alta Vista garage doors maintenance and service approved.
 2. Update on Protec list and costs. Board approves Alta Vista garage drywall repairs and pool gate repair submitted by D. Manna for the building committee.
 3. V. Nason to look into status of contract and how work is assigned. T. Engel to reach out to D. Manna and M. Hart about the process.
 2. Architectural Committee
 1. Update on deck repair. Board to send letter to S. Mirhoseni requesting proof of decking permits before unit is included in HOA repairs.
 2. Board approves Wright Engineering to proceed with proposal for structural plans to comply with SB 326 at a cost not to exceed \$13500.
 3. New flag placement rules: Board asks that diagram be added to DBTS HOA website for future reference.
 3. Pool/Spa Committee – no action.
 4. Landscape Committee
 1. V. Nason to look into aphid control for trees on Granada.
6. New Business
 1. Proposed Smoking Rules: Board will submit draft wording that would allow smoking only inside the confines of an individual unit, not in restricted common space, therefore conforming to the City of Dana Point Municipal code. New rule to be presented at the BOD meeting.
7. Adjournment: 3:57 pm. Next board meeting will be Executive Session Feb. 8, 2025.
8. Next board meeting is May 17, 2025, at 1 pm. Location TBD.
9. The annual meeting will be held Saturday, August 23, 2025, 1 pm poolside.