

**GOLDENWEST-NAOMI HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
Monday, July 10, 2023 @ 7:00 pm, Zoom Conference**

CALL TO ORDER

OPEN FORUM

Attendees may address The Board. The Board will take any input under advisement, but may not respond immediately as they proceed with the planned business of the Association.

APPROVAL OF MINUTES

Board meeting minutes from 4/26/2023

FINANCIAL REPORT

As of June 30, 2023: Checking \$10,339.32; reserves \$113,826.75

OLD BUSINESS

1. New HOA Management

Pending Projects

1. Siding, Trim, Cracks and Stucco Repair.
2. Steps Repair, Replace Skid Strips & Paint.
3. Mailboxes to be replaced with Pedestal mailboxes (Cluster Box Units)
4. Sewer Pipe Repair at Unit 13 (for now hydro jet is working)
5. Roof: Warranty has expired, including maintenance contract.
6. Replace Grass with Saint Augustine grass (same as in front of 818 and 816).
7. Replace All Hedges along wall on both sides, 818 & 816.

NEW BUSINESS

None

ADJOURN

GOLDENWEST-NAOMI HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
Minutes of Regular Meeting
Wednesday, April 26, 2023

CALL TO ORDER

Meeting called to order at 7:19 pm via Zoom Conference

ATTENDEES

George Yu (President), Henry Chen (VP), Lisa Quan (Treasurer), Amy Su (Secretary), William Ross

APPROVAL OF MINUTES

The minutes of the July 13, 2022 Board meeting approved.

FINANCIAL REPORT

As of March 31, 2023: Checking \$11,378.42; reserves \$110,756.89

OLD BUSINESS

1. Ballot Count for Governing Documents. Total Number of ballots returned = 15
 CC&Rs Yes = 14 No = 1
 Bylaws Yes = 14 No = 1
 Governing documents update passed
2. Siding, Trim, Cracks and Stucco Repair. Foothill Painting Contract approved for \$20,450. Foothill to re-evaluate job with updated pricing.
3. Steps Repair, Replace Skid Strips & Paint. Still looking for vendors. Cost to be determined.
4. Mailboxes to be replaced with Pedestal mailboxes (Cluster Box Units) minimum size is 12 boxes. Prior contract approved for \$4,300; however need to find new vendor.
5. Sewer Pipe Repair at Unit 13. Prior contract approved for \$2,500. Current hydro jet vendor (Western Rooter) said we have time for repair if we keep cleaning sewer lines.
6. Roof: Warranty has expired, including maintenance contract. New roof maintenance quotes needed.
7. Replace Grass with Saint Augustine grass (same as in front of 818 and 816).
8. Replace All Hedges along wall on both sides, 818 & 816.
9. Retrofit Buildings. Estimated Cost \$60,000 to \$120,000. Check into cities of Los Angeles and Pasadena offering grants for retrofitting buildings.

NEW BUSINESS

1. 816 Water Bill for March 2023 is \$1,556.78. Reason: 816 side was not billed for usage from 9/8/2022 until 2/3/2023. Amount is for past usage.
2. Mailing Dues Check. Incident of stolen dues check. Owners can continue to mail check or drop off at unit 8.
3. Reserve Study will be needed if insurance is renewed with AmTrust.
4. 2023 Pro Forma Budget. Dues to increase to \$290 per month.

5. Date for General Meeting. May 16, 2023 @ 7:00 pm via zoom
6. New HOA Management. Pat & Mike are retiring from HOA management. June 2023 will be last management month.

Adjourned at 8:20 pm

Respectfully submitted
Pat Amos
House Loop Inc.