

Feb 2020  
min.

HOA 2/29/2020 10am

BOD quorum established – Claudia, Mary, Bill, Neil  
Property supervisor Susy in attendance  
Pledge of Allegiance

1/25/2020 BOD minutes  
Approved, motion by Neil, 2nd Claudia

Neil & Bill asked if correction from “pushing back” to “pushing backwards” in the 11/2019 minutes was made, it was stated that they were corrected on website in January.

Officer Report:  
Treasurer - \$190,000 in savings, \$39,034 income for January  
Approved, motion by Neil, 2nd Bill

Bill asked why the curbs were painted red by A building and there was no signage.  
Mary suggested calling the fire department to verify.

Letter to owner in G building that has 5 vehicles to move 1 car out of OCE parking areas.  
Approved, motion by Bill, 2nd Claudia

E building needs a second quote for redoing catwalk. Current quote from Estrella Roofing is \$45,000-55,000.  
Temporary approval on current quote until another quote can be obtained, motion by Bill, 2nd Claudia

Bunkers need to be emptied of debris, will cost \$150 per bunker.

Discussion of another grill and garden. Need to get quotes from licensed and insured firms before approval.

Discussion of concrete driveway for C building, current bid is \$18,000. Need to call for more bids.

Discussion on putting pickle ball lines on one of the tennis courts. Research into who puts these in, will call VOCA and other facilities that currently have them.

Presentation by Mike Wilson from State Farm about AirBnB Insurance  
He counsels on costly repairs. He recommends AirBnB owners should have trusts for the properties. He left brochures explaining dangers of not having adequate insurance. State Farm states that properties values decline when they are designated as AirBnB's. Objection by Neil to State Farm policy, states property increases in value when designated AirBnB. Property supervisor Susy asked for clarification - based on U.S insurance company statistics, does AirBnB

status increase or decrease the value of property? Mr. Wilson stated it decreases. If property is designated hotel/motel it increases and insurance rates go up.

Discussion of white Volvo sitting in parking area for weeks. After further discussion it couldn't be verified if it was just sitting there, and was determined vehicle belonged to an owner's daughter (owner has a 2 bedroom, so allowed). Discussion continued with property is not being "walked" regularly and it was stated that maintenance checks property in the morning and reports to property supervisor after. Further discussion of why property supervisor drives car to OCE office from E building. Reasons were going to bank, post office and buying supplies for HOA. Also, property supervisor does not charge OCE mileage.

No old business.

Next meeting is March 28<sup>th</sup>, 2020 at 10am

Discussion of HOA raises were postponed until March BOD meeting.

Adjourned 11:50am