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**JASMINE STREET HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION MINUTES
AUGUST 13, 2019**

MEMBERS PRESENT

Robert Varvel – President
Gregory Verga – Secretary/Treasurer

MEMBERS ABSENT

ALSO PRESENT

Dan Saldana
Haven Management LLC

HOMEOWNERS

Per sign in sheet.

I. CALL TO ORDER

1. Robert Varvel, President called the Board of Directors Open Session Meeting of Jasmine Street Homeowners Association to order at 5:45pm.

II. APPROVAL OF MINUTES

1. A motion was made by Robert Varvel and seconded by Gregory Verga to approve the minutes of July 9, 2019 as submitted. The motion passed 2-0-0.

III. LOTS TO LIEN

A motion was made by Robert Varvel and seconded by Gregory Verga to approve filing a lien against the following accounts per the Association's published delinquent policy:

1. LOT 164 / TRACT 11796-2
2. LOT 73 / TRACT 11796-1
3. LOT 260 / TRACT 11796-3

And to pursue foreclosure on attorney case N014157, Client Case 16262 Tokay.

The motion passed 2-0-0.

IV. FINANCIALS

1. Financials – A motion was made by Robert Varvel and seconded by Gregory Verga to approve the June 30, 2019 Financial Statement as submitted. The motion passed 2-0-0
 2. Annual Budget Review and Assessment increase. After review of the year to date operating expenses and reviewing a reserve study with alternative options on increasing the scheduled full street renovation, a motion was made by Robert Varvel and seconded by Gregory Verga to increase the monthly assessment \$5.00 with the 2020 assessment set at \$60.00 per month per home . The motion passed 2-0-0
 3. Reserve Study - A motion was made by Robert Varvel and seconded by Gregory Verga to redraft the reserve study and leave the original expected lifespan of the asphalt resurface at this time and allow for updated camera replacements. The motion passed 2-0-0
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V. OLD BUSINESS

1. **Street Work** Street striping has been scheduled for August 21 and August 22nd

VI. NEW BUSINESS

1. **Street Light Service.** A motion was made by Gregory Verga and seconded by Robert Varvel to proceed with the repairs and one replacement light as submitted by Raines Electric. The motion passed 2-0-0
2. **Redesign of Reserve Study.** A motion was made by Robert Varvel and seconded by Gregory Verga to not adopt the modified the reserve study which included a complete pavement replacement in advance of the current expected time frame. Special assessments would be needed to meet that time frame. Instead the original format is to be updated for annual disclosure. The motion passed 2-0-0
3. **Status of Landscaping projects.** The Board was informed by Dan Saldana regarding the lack of communication from Landscaping Contractor on the following items:
 - A. Irrigation timer installs - need date
 - B. Oleander Planting and irrigation facing 7th street - need date
 - C. Install of concrete curbing at tennis court need date
 - D. Install of rock and concrete at first light pole at Tokay and Telstar
 - E. Other - need to schedule trimming of the Oleanders which were done earlier and at the exit on to 7th street

VII. CORRESPONDENCE

None

VIII. HOMEOWNER FORUM

1. The floor was open to homeowners.

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IX. MEETING OF EXECUTIVE SESSION

1. The following items will be discussed during Executive Session: approval of minutes, owner compliance issues including legal actions for compliance, delinquent report and review of actions to be taken for collections.

X. ADJOURNMENT

1. A motion was made by Robert Varvel and seconded by Gregory Verga to adjourn meeting at 7:25 pm. The motion passed 2-0-0.

ATTESTED TO: 

DATE: 10-15-2019

Respectfully submitted by Haven Management LLC