

**Green Circle Service Corporation**

...serving the Taormina community

1129 MARICOPA HIGHWAY – PMB # 108

OJAI, CALIFORNIA 93023

**REGULAR MEETING OF THE GREEN CIRCLE SERVICE CORPORATION  
BOARD OF DIRECTORS – MINUTES JULY 29, 2019**

**CALL TO ORDER**

This regular meeting of the Green Circle Service Corporation (GCSC) Board of Directors was held on July 29, 2019 at 22 Taormina Lane, Ojai, California. Kristen Storey called the meeting to order at 4:20 PM.

The following Board members were present:

Steve Blain            Guest Trina Grantham

Kim Bryson

Stephanie O’Neill

Leslie Schreiber

Kristin Storey

**1. Approval of Minutes**

Leslie moved to approve the minutes of the Board Meeting held July 1,2019

Kim seconded the motion. The motion was carried by unanimous voice vote.

**2. Presidents Reports and Discussions**

Kristin reported that she spoke to two Taormina residents regarding trees on their properties that are hanging over the street - and out of compliance - with the fire code – she advised each party that the trees need to be trimmed –The discussions were prompted by a complaint from a Taormina resident - when the trees in question scraped the top of his motor home as he was exiting Taormina

Kristin also called the Ojai police regarding a red truck and a La Baron car that have been parked on the street for months with expired plates – or out of state plates that have never been registered in California

**3. Treasurers Report**

Leslie reported that the quarterly invoice mailing is complete for the July, August, September quarter - Association assessments –

She also confirmed that the current individual billing statements reflected current sums owing plus any arrears

The board discussed sending a letter to all residents who are \$500.00 or greater in arrears on their assessments. The letter will:

- Identify the delinquent amount
- Request - immediate payment (of the delinquent sums due)
- Explain the possibility consequences of failure to respond in a timely fashion - including being subject to a small claims court action - and / or a lien being filed against the property.

Leslie will identify the residents that fall into the \$500.00 and over category - Leslie shared that there are about four residents in that category - in addition to Jerome

The board will vote on the action to send letter(s) to home owners in question to address this issue at the next Board meeting - by no later than October 1<sup>st</sup>, 2019

The Board will investigate the process required to record an HOA lien against a property

Leslie also shared that residents have been advised to contact her if they feel there are any discrepancies in the amounts that are reflected as delinquent

To date delinquencies total \$8,680.00 - The delinquent amount has increased by approximately \$2,000 - in a relatively short period of time

The board also discussed being proactive when a residence in Taormina is listed for sale - it was suggested that we contact the listing agent to find the escrow company handling the property and submit an invoice to escrow for any outstanding assessments owing

The issue of raising the current assessment amount per month was discussed - as it was pointed out that the current rate of collection - minus reoccurring costs - is not increasing our resources at an adequate rate - to keep pace with anticipated future association costs - including re-occurring bills, necessary road repairs / maintenance, etc.

### **Road Use and Maintenance**

Steve Blain gave the board an updated report on the bids he has received to date from Bowman Asphalt, Inc. and D.B.A Quality Paving. Steve advised the board that he has also reached out to a local company - Dave Smith's Paving - that comes highly recommended by Lisa Durbin / Project Manager of the Ojai Valley Sanitary District - for another bid

Steve advised the board that it has been confirmed by two sources (Chester Jagiello - a resident and highly experienced contractor/ developer and a representative of Bowman Asphalt) that the road repairs in question are fairly simple and straightforward - consequently an engineering report will not be necessary to complete the repairs

Additionally Steve shared that Bowman Asphalt made some drainage suggestions for minimizing water deterioration on Arundale

Steve shared that the representative from Smith Paving was very responsive – Steve will follow up with Dave to see if he is willing to work with our budget constraints –

The Board is reviewing a possible resident road repair assessment

The Board is making a concerted effort to handle the Taormina road repair issues as expediently as possible - in a cost effective and efficiently manner – to ensure resident safety and avoid any further traffic and weather related deterioration

### **Other Business**

By presidential directive the By-Laws review was tabled until the next Board meeting

### **New and Ongoing Business**

The Board discussed the ongoing challenges of managing our trash issues including the additional costs associated with Harrison picking up large items including mattress's and furniture – at a cost of \$25.00 per item

Stephanie will make a new sign and place it in the rear of the trash area - to clarify once again what the requested procedure is for trash disposal and to politely request our residents to abide by these procedures

The Board discussed the installation and on-going costs associated with installing a video camera in the trash area- and the possibility of installing a – SMILE YOU ARE ON CAMERA – sign to deter residents that are out of compliance with the Taormina trash disposal requests

Leslie contacted Alene Bunner who is in charge of TTCI – to follow up on repairing and restoring the two Taormina signs – as both signs are literally falling apart and one of the signs has been badly marred by graffiti – she responded that the TTCI board has tabled that concern as it felt that it had more important issues to address

The next Board meeting will be set after Steve has received a new bid from Dave Smith's Paving and additional clarification on the existing bids

The Board meeting was adjourned by Kristin Storey at approximately 6 pm

Notes prepared by: Kim Bryson