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OMEGA II HOMEOWNERS ASSOCIATION  
MINUTES  
of the Regular Meeting of the Board of Directors held  
July 2, 2013

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The meeting began at 4:06pm. The following Board Members were present: Mila Thurber (Chair), Maraliz Fischler and Tammy Brokaw attending by confress call. ceosd.net (ceosd) was represented by Santana Sandoval.

The following 3 items passed as part of the Consent Agenda.

MINUTES of LAST MEETING held on 03/23/13 were passed unanimously as part of the Consent Agenda on a motion by Mila Thurber, passed. [MINS]

FINANCIAL STATEMENTS for the period ending 05/31/13 were accepted as submitted on the motion by Mila Thurber, passed. [FINS]

NEXT REGULAR BOARD MEETING, 09/05/13 [BDMT]

The prior three items were passed unanimously as part of the Consent Agenda on a motion by Mila Turber.

ROOF INSPECTION: Board would like revisions made to bids. [1065]

STAIR RAILING / STEP: Board would like revisions made to bids. [1070]

WINDOW CLEANING to TOP LEVEL: Board would like revisions made to bids. [1063]

ELECTION RULES: In a motion by Mila Turber the Board unanimously passed of the new Election Rules. [1067]

FINE POLICY/SCHEDULE: In a motion by Mila Turber the Board unanimously passed of the new Fine Policy/Schedule. [1068]

ASSESSMENT/COLLECTION/LIEN POLICY: In a motion by Mila Turber the Board unanimously passed of the new Collection/Lein Policy. [1069]

UNIT TWO DELINQUENCY: In a motion by Mila Turber the Board unanimously approved to send a warning of lien letter. [1072]

RAIN GUTTER CLEANING/REPAIR: Job Tabled. [1064]

PAINTING FENCE: Board would like estimate for fence to be painted. [1073]

ELECTRICAL ROOM DOOR: Board would like estimate for electrical room door to be fixed. [1074]

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CLEAN OUT ELECTRICAL ROOM: Advised Board electrical room would need to be cleared out of all homeowner/tenants personal belongs as this could pose a fire hazarded. [1075]

The meeting adjourned at 5:25pm.



Recorded by

**DRAFT**

Approved by

OMEGA II HOA Meeting Minutes  
July 2, 2013

**General**

President: Mila

Vice-President: Tammy (spelling?)

Secretary Treasurer: Maraliz

-Maraliz and Mila need to submit photo ID to get access to bank (?)

**General: Building & Maintenance**

-Painting fence, ask Gus for an estimate \$\_\_\_\_\_

-Electrical room door needs to be fixed estimate \$\_\_\_\_\_

-Electrical room needs to be cleaned out. All owners/tenants should remove any personal belongings from room.

-Paint in electrical room needs to be recycled. The recycling centers can be found at

<http://www.sandiego.gov/environmental-services/ep/pdf/pclocations.pdf>

**Roofing**

-Tina will ask bidders to re-bid contract for roofing asking for a few changes

a) Asking bidders to assess what the quote would be if tiles did not need to be replaced.

**Unit 2**

-Notice of Lien was sent to Casey Webster