

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, January 8th, 2025

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Pasquale Del Giudice
Morgan Modine
Marlene Harris
Karen Parliament
Laura O'Reilly

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

BUDGET WORKSHOP

Chad explained the draft budget for 2025.

Insurance – Not moving much
Management – 5% increase
Security – 3% increase
Tree trimming – \$6k is for the oaks
Road Reserve – \$10k to be contributed this year.

NEXT MEETING

Wednesday, January 15, 2025 Zoom BOD Meeting

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Morgan Modine seconded and all were in favor of adjourning at 7:02pm.

Escondido Homeowners Association

Board of Directors Meeting

Zoom – 6:00pm

Wednesday, January 15th, 2024

PRESENT FROM THE BOARD

Chad Edwards
Brent Pendleton
Pasquale Del Giudice
Morgan Modine
Marlene Harris
Karen Parliament
Laura O'Reilly

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:01pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Morgan Modine made a motion to approve the 12/18/24 BOD meeting minutes, Laura O'Reilly seconded and all were in favor.

OPEN DISCUSSION

None

OLD BUSINESS

- FPL LED Lighting Improvements – Completed
- Monument Sign Update – Brent Pendleton mentioned that the survey came back with corrections. Chad Edwards would like to see a rough rendering that is a little better than the original. Board is willing to pay.
- Budget Meeting Date Confirmed – February 19th – 6pm (Glades Rd Library)
- Annual Meeting Date Confirmed – March 5th – 6pm (Glades Rd Library)

NEW BUSINESS

- Budget Discussion – Chad Edwards mentioned that there are only two minor adjustments since the meeting on 1/7/25. The Utilities were increased, and Repairs and Maintenance were adjusted to give an even \$490/qtr for assessment fees.

Brent Pendleton made a motion to distribute the 2025 Proposed Budget to the membership. Chad would like the package sent to him for approval before mailing.

COMMITTEE REPORTS

- Treasurer's Report
Tabled
- Security
There was one issue, but other than that, it has been quiet.
- Orientation
None
- Architectural
21130 EW – pool resurfacing
21212 EW – tree removal
21213 EW – tree removal
8726 EWE – fence
21079 EWN – solar panels
21176 EWN – windows and doors
21088 Madria – house painting
21124 Madria – re-roofing
- Landscaping
None
- Maintenance
M&P was called as the new plants didn't look good. FPL punctured an irrigation pipe when on property. Morgan Modine will send the pole number to Crest in order to place a work order for FPL to reimburse.
- Legal
None

NEXT MEETING

Wednesday, February 19th, 2025 Zoom Budget Meeting

ADJOURNMENT – Morgan Modine made a motion to adjourn, Marlene Harris seconded and all were in favor of adjourning at 6:32pm.

Escondido Homeowners Association

Budget Meeting

Zoom – 6:00pm

Wednesday, February 19th, 2025

PRESENT FROM THE BOARD

Chad Edwards – by phone
Brent Pendleton – by phone
Morgan Modine
Karen Parliament
Marlene Harris
Laura O'Reilly
Pasquale Del Giudice

PRESENT FROM CREST

T. Brooke Spell – LCAM

ABSENT FROM THE BOARD

Wayne Miller

CALL TO ORDER

The meeting was called to order at 6:06pm.
A quorum of the board was established as indicated above.

APPROVAL OF MINUTES

Morgan Modine made a motion to approve the 1/8/25 and 1/15/25 minutes, Laura O'Reilly seconded and all were in favor.

FINANCIAL REPORT

Brent Pendleton gave the Financial Report ending in January 2025.

OPEN DISCUSSION

One homeowner asked about the tree trimming increase and the board informed her that there is a big trim every couple years which is why there is a variance between 2024-25 and 2025-26 budget.

ADOPTION OF 2025/2026 BUDGET

Pasquale Del Giudice made a motion to adopt the 2025-2026 proposed budget as written, Brent Pendleton seconded and all were in favor.

ADJOURNMENT – Brent Pendleton made a motion to adjourn, Pasquale Del Giudice seconded and all were in favor of adjourning at 6:17pm.