

**COLUMBIA SQUARE MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING NOTICE & AGENDA
JANUARY 24, 2019**

NOTICE OF MEETING: The Board of Directors meeting will be held on January 24, 2019 starting at 9:00AM at the office of ProActive Professional Management, located at 8 Whatney, Suite 100, Irvine, CA.

Civil Code §4935(i)(1) The Board of Directors may not discuss or take action on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (f). This subdivision does not prohibit a resident who is not a member of the board from speaking on issues not on the agenda.

- I. CALL TO ORDER – 9:00 am**
- II. HOMEOWNER FORUM**
- III. VENDOR MEETING -Robert Sullivan – State Farm Insurance Agent**
- IV. MEETING MINUTES**
 - A. November 28, 2018 Meeting Minutes
- V. MANAGEMENT FINANCIAL REPORT**
 - A. November 2018 Financial Statement
 - B. December 2018 Financial Statement
- VI. COMMITTEE REPORT**
 - A. Architectural Committee – 71 Oxford: Ratify Approval
 - B. Landscape Committee – Ultimate
 1. Ratify Ultimate Landscape Irrigation Repair Proposals
 2. Ultimate Landscape Proposal NTE #01004 for Tree Stump
 3. Ultimate Landscape Proposal NTE #01005 for Removing Bark left from Stump Grinding
- VII. BOARD DISCUSSION & MANAGEMENT REPORT**
 - A. Ratify Revised Fontaine Weatherproofing Proposal for Roof Maintenance to Include Reporting on Negative Effects of Satellite Dishes and Spark Arrestor and Chimney Conditions.
 - B. Ratify JCS Concrete Block Replacement Proposal in Parking Lots.
 - C. Sunset Property Service Rate Increase.
 - D. Owens, Moskowitz & Associates CPA Proposal.
 - E. Proposed CSMA Budget for 2019-2020.
 - F. Association Reserves Study – New study for 2019-2020.
 - G. 11 Exeter: Ratify approval of STAT Services and JCS Proposals
 - H. 22 Exeter: Rain Intrusion Repair Proposals – Board to select Fontaine or JCS
 - I. 38 Exeter: Tile & Gutter Repairs Proposal – Fontaine Weatherproofing
 - J. 60 Columbia: Tile & Wood Repairs Proposal – Fontaine Weatherproofing
 - K. 44 Exeter: Tile-Fascia-Gutter Repairs Proposal – Fontaine Weatherproofing & Antis Proposals
- VIII. NEW BUSINESS**
- IX. NEXT MEETING**

The next scheduled Board Meeting will be held on February 28, 2019, at the office of ProActive Professional Management located at 8 Whatney, Irvine, CA.
- X. ADJOURN TO EXECUTIVE SESSION**
 - EXECUTIVE SESSION**
 - I. CALL TO ORDER – 10:30 AM**
 - II. EXECUTIVE SESSION MEETING MINUTES**

November 28, 2018 Executive Session Meeting Minutes
 - III. DELINQUENCY**
 - IV. LEGAL**
 - V. HEARINGS/NONCOMPLIANCE – 10:30 AM**
 - VI. ADJOURN**