



# Cuernavaca HOA Annual Meeting

February 28, 2023

# Board & Committees



- Board
  - President - Ton Kalker
  - Vice-President - Art Lewis
  - Treasurer - Bob Kinderlehrer
  - Secretary - Roy D'Souza
  - Director at Large - (vacant)
- Property Management
  - CMS Representative - Tammy Dominguez
- Caretaker
  - Warren Brocket
- Landscape Committee
  - **Suzanne Cowen**
  - Aldeen Montague
  - Orlene Fingar
- Architecture Committee
  - **Roy D'Souza**
  - Abhishek Guha
- Activities Committee
  - (vacant)
- Webmaster
  - Madhukar Kumar

- Quick reminder - An explicit request to CMS is needed to get something on the agenda for a Board meeting – a lively discussion on [cuernavacahoa@googlegroups.com](mailto:cuernavacahoa@googlegroups.com) is not sufficient
- Quick reminder - **There is a vacancy on the board**
- Quick reminder - Board meetings are public; all homeowners are welcome

# President's Report (1)



- COVID-19
  - Board operated through the difficulties of the pandemic.
    - Zoom meetings instead of in-person meetings
    - New laws & regulations prevented annual meeting in 2022
  - Lots of residents jumped in
    - Highlight: pool committee
  - Board members who contributed during this difficult time
    - Lisa Tenover (retired from Board after many years of service)
    - Abhishek Guha (temporarily jumped in to fill the gap left by Lisa's departure)
    - Alba Levy (retired from the board)
    - **We thank you for your service to the community**
  - Board is now back on schedule
    - In-person Board meeting in the clubhouse
    - Every 4th **Tuesday @ 7:00 PM**

# President's Report (2)



- Parking

- Guest parking spots are a shared resource and are meant for guests
- Guest parking spots are handled by an honor system
- Consistently using guest parking is not in the spirit of using shared resources
- The backlot is available for short term parking (please drop off notice)

- Social activities

- Organized social activities suffered during the pandemic
- We are looking for volunteers to restart the activities
  - Children activities - halloween, ...
  - Annual HOA party
  - Friday's tot-lot potlucks
  - ...
- We thank Sophia Jones and her crew for organizing the 2022 children's Halloween party

# President's Report (3)



- Road safety
  - Concerns have been raised on road safety
    - Please adhere to the speed limits within the community
    - Roads are for cars, bikes, skateboards and roller skates - sidewalks are for pedestrians
- Architecture
  - Reminder - any modification to your residence that is visible from public areas needs board approval
    - It is not sufficient that your neighbors don't object
    - Best practice - check with the board for any modification that is externally visible
    - Don't forget to get city approval if so required
  - Please respect notices from CMS that encourage you to clean the outside of your residence
    - <https://www.cuernavacahoa.com/post/home-maintenance-at-cuernavaca>

# President's Report (4)



- Pool
  - Fabric on original lounge chairs has been fixed
    - “Flimsy” lounge chairs held for backup
  - Tile surface in pool area is more fragile than hoped for
    - Susceptible to high pressure point
    - Pool surface area fixes **are expensive**
    - Please **no roller skates, bikes etc in the pool area**
- Upkeep
  - We had instances of “defacement” of our community
  - Let's keep our common areas clean and tidy
    - Please pick up dog poop (and keep dogs on leash)
    - Please pick up trash (tennis courts, pool, tot-lot, green belt, ... )
    - Please be considerate with crayon art

# President's Report (5)

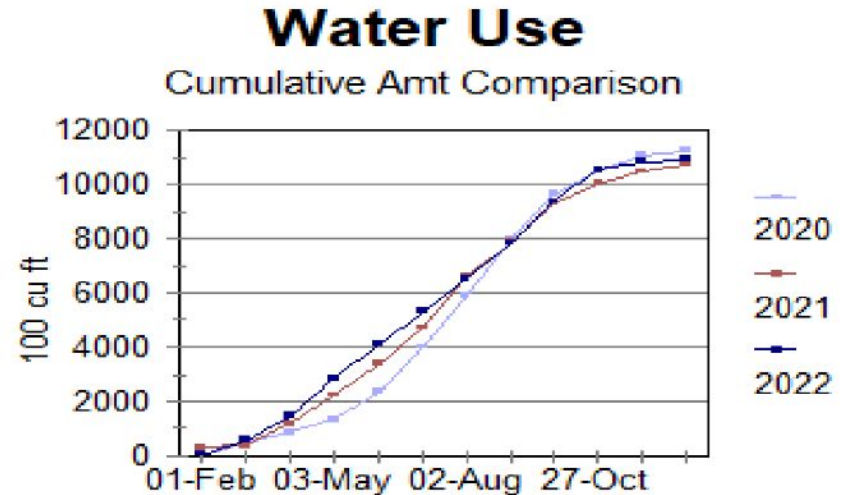


- Mail theft
  - Community has been hit by 2 rounds of mail thefts
  - Note: messing with US mail is a felony
  - After first round
    - Installation of more secure mailboxes (thank you Art)
  - But, recently, second round
    - Recommendation
      - Report cases to USPS and police are aware
      - Security is responsibility of law enforcement and mailbox owners
      - Be proactive and reduce risk - <https://www.cuernavacahoa.com/post/mail-theft>
    - Board is aware
      - In close contact with USPS; police is aware
      - Don't blame the Post Office and mailperson. They are doing what they can with short funding and short manpower.
      - The Board is investigating camera coverage - ongoing experiments

# President's Report (6)



- Water usage for landscaping
  - Water is a significant component in the HOA's budget
  - Climate change is expected to make things worse
  - Board has attempted to reduce water usage
    - Sprinkler maintenance
    - Reducing water to bare essentials
  - Result - water usage has remained pretty much the same (**but costs have gone up**)
  - Water usage reduction remains a focus of attention





# President's Report (7)



- Board communication
  - Newsletter
    - The Board aims to publish a monthly newsletter
    - Actual frequency has been significantly lower
    - Board aims to return to monthly issues
  - Website
    - Board maintains a Cuernavaca HOA website - <https://www.cuernavacahoa.com>
      - Basic community information available on website
        - Contact information, committees, ...
        - Board meetings + agenda
        - Newsletters
      - **New:** blog - <https://www.cuernavacahoa.com/blog>

Treasurer's report



# Cuernavaca Home Owners

2022 Financial Review

# Balances



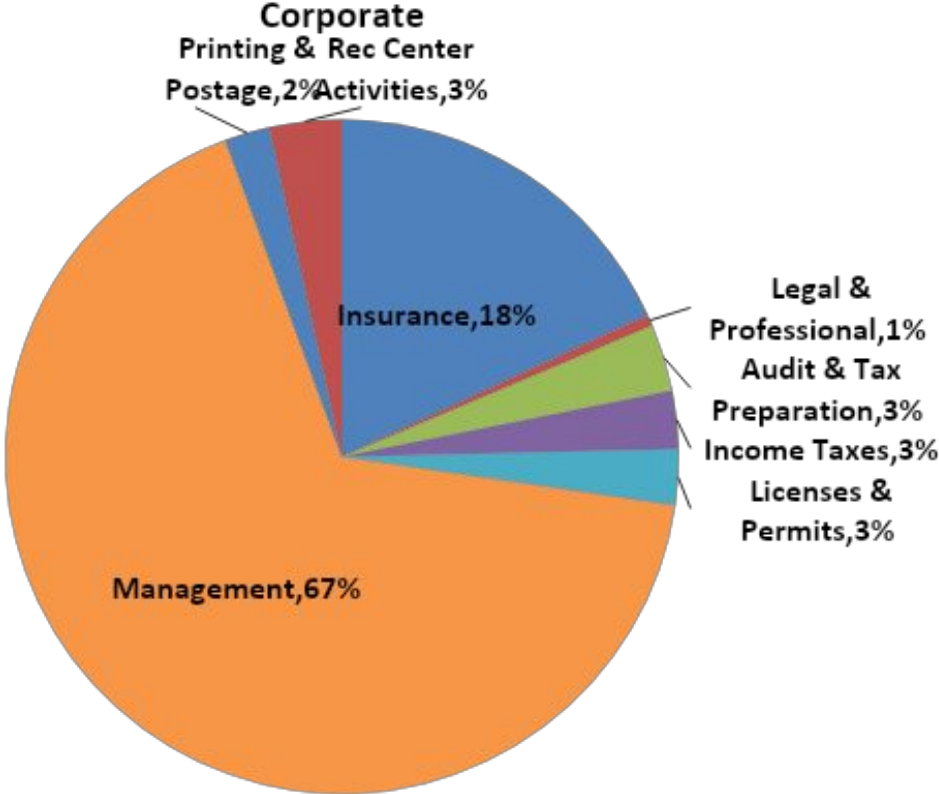
Operating Fund Total Assets	281,323
<u>Reserve Fund Total Assets</u>	<u>869,185</u>
Total Assets	1,150,508

# Spending Summary



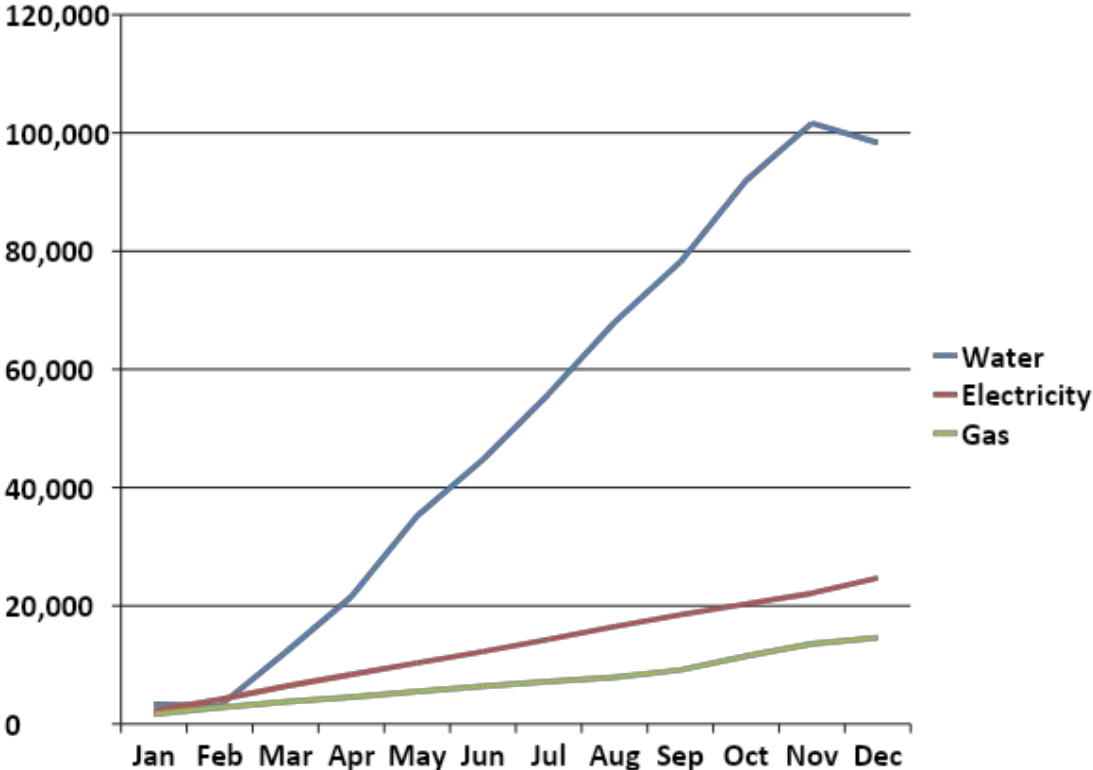
Corporate	73,071
Utilities	141,973
Maintenance	207,089
<u>Repairs and Supplies</u>	<u>13,828</u>
Total	435,961

# Corporate Breakdown Percent



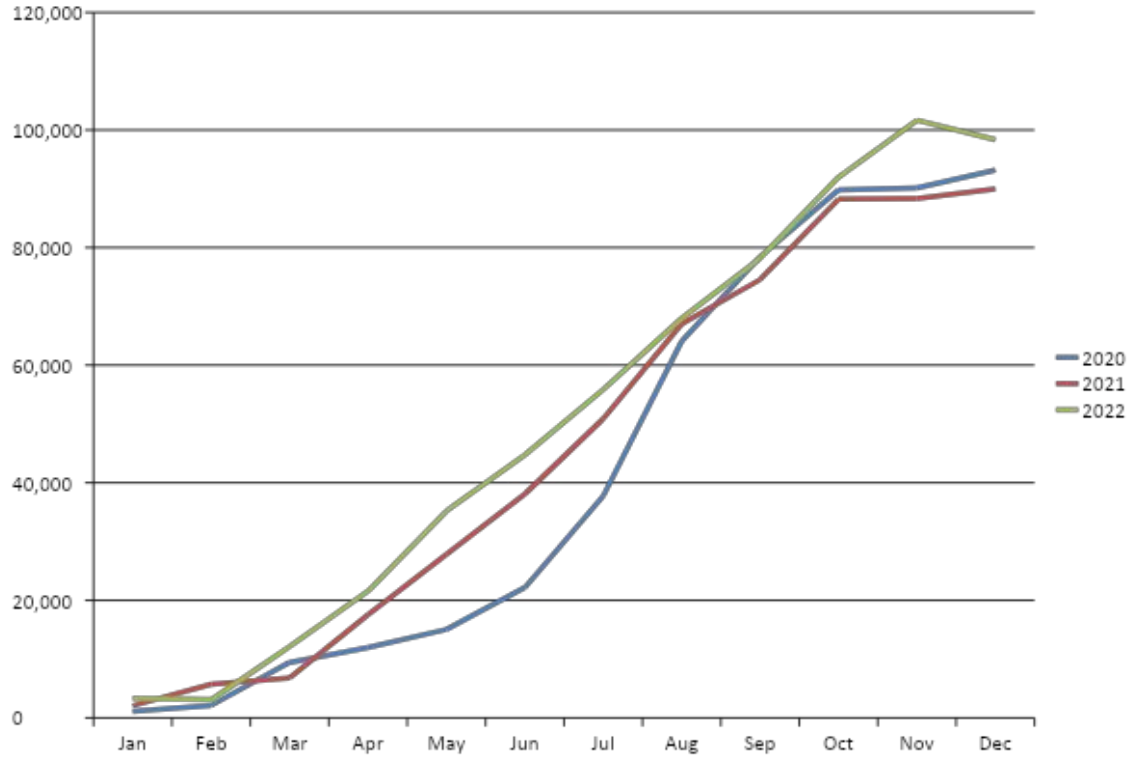
**Total Corporate      \$73,071**

# Utilities

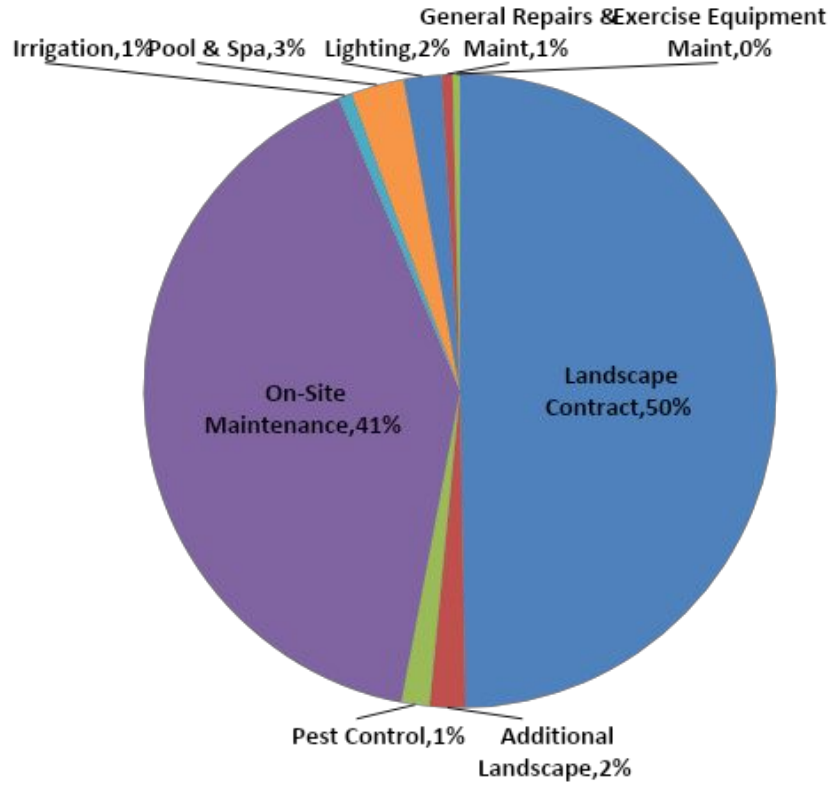


**Total Utilities \$ 141,973**

# Water Expense Cumulative per year



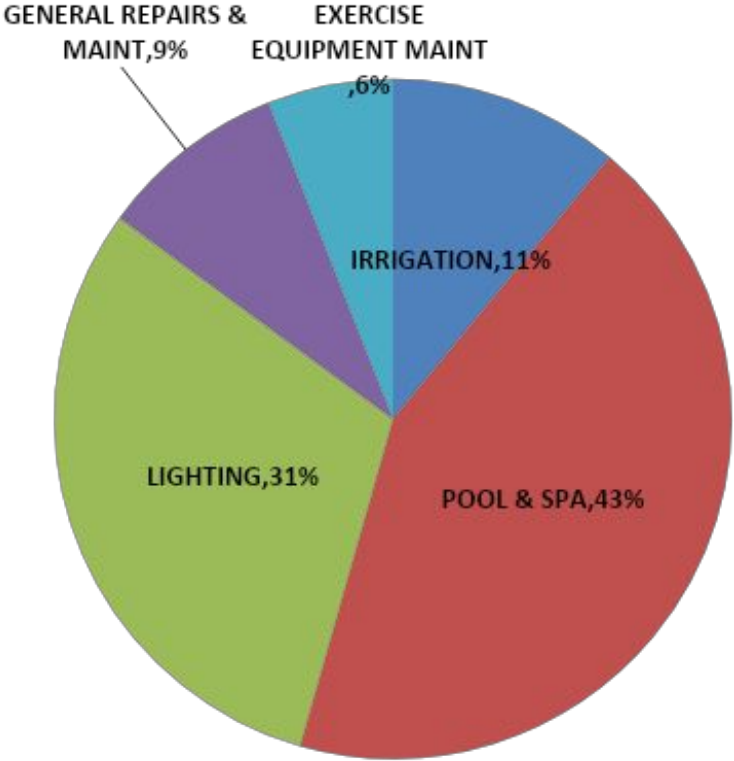
# Maintenance Breakdown Percent



**Total Maintenance \$ 207,089**



# Repairs and Supplies Detail



**Total Repairs and Supplies    \$ 13,828**

# Reserves



● Beginning Reserves	826,380
● Additions to Reserves	197,904
● Interest	8,185
● Charges to reserves	(167,473)
● Ending Reserves	864,995

# Charges to Reserves



● Concrete	-----	3,890
● Fences	-----	1,800
● Pool & Spa	-----	7,223
● Clubhouse	-----	1,520
● Tennis Courts	-----	550
● Landscape	-----	20,877
● Irrigation	-----	53,056
● Tree Pruning	-----	72,465
● Walls & Stucco	-----	15,592

# Reserve Funding



<b>Reserves Balance</b>	<b>864,995</b>
<b>Necessary Reserve Balance</b>	<b>883,000</b>
<b>Percent funded</b>	<b>98%</b>

# Landscape Committee's Report (1)



- General Landscape Management
  - Hosts monthly meetings with landscape contractor, Jensen; CRV caretaker, Warren; and CMS property manager, Tammy.
  - Additional ad hoc contact occurs throughout the month to manage landscape concerns, proposals/ amendments, work in progress, and confirm work completion.
- Large Tree Management (550+ large trees onsite)
  - Communicates routinely with CRV large tree contractor, Commercial Tree Care, for concerns, proposals, and expertise with current, timely matters and projects.
  - Completed a several year project to ensure all redwoods and pines were pruned by the end of 2022.
  - Continued yearly frond pruning of all palm trees to ensure safety
  - Continued project of skinning (husks on trunks) for select palms to ensure lowered debris and safety for those directly impacting walkways, driveways, patios, etc. This has a several year span for completion.
  - Sitewide Loquat tree fruit suppression for 2023 to be accomplished by aggressive pruning of those by/ over walkways and driveways.

# Landscape Committee's Report (2)



- Current Drought Actions and Considerations

- Committee, with Board agreement, enacted irrigation priorities: #1 Trees (esp. Redwoods); #2 Planter Beds (esp. larger shrubs); #3 Turf.
- New or replacement plantings, trees and turf re-seeding managed with respect to drought watering limitations; and future direction of sitewide landscaping.
- Many new and updated irrigation components qualify for Valley Water rebate.

- PGE Easement

- Liaison with PG&E foresters as regards our large trees under high voltage lines and vegetation surrounding towers; PG&E has easement regarding these power lines and towers.
- The 2 large Eucalyptus trees on the Knickerbocker side of the tennis courts were determined to be a hazard under power lines and removed by PGE early 2022 (at PGE expense).

- Future Steps

- Identify forward plan to replace aging landscape where needed.
- Goal is best irrigation management and landscaping choices that reflect the same.