

NORTH RIM HOMEOWNERS ASSOCIATION

HILITES OF BOARD OF DIRECTORS MEETING TO POST

AUGUST 14, 2007

ENTRY LIGHT FIXTURE PRESENTATION

Gary Losey, owner of Efficient Lighting, showed the Board three different fixtures that could be used at the unit entry doors and discussed the benefits and drawbacks of each and the number and wattage of the various lamps available. The Board agreed that Option A-Mission in a rusted brown finish with two 9-watt lamps would look the best. Mr. Losey left the meeting.

OPEN TIME FOR RESIDENTS

In response to owner questions, Management and the Board responded with the following:

- The cable service, as with electrical, telephone and plumbing, is the responsibility of the unit owner and the Board is prohibited from addressing these issues. Eric Beveridge stated that he had Time Warner Communications install new lines between the cable box and the meter closet on the building and Jackie Landis stated that she had a booster installed on her system. Both actions eliminated reception problems.
- The color of the doors will match the building trim color, i.e., Burgundy.
- Planting a tree between the street and the end deck at Unit 124 will be investigated since the street theme has evolved with a tree planted between the end deck and the street of each building on River Glen Row and River Vista Row.
- The 6645 Canyon Rim Row slope planting plan is being worked on with the assistance of owners Pamela Haehn and Mike Harris and switching over to native plants material has presented unexpected challenges; however, the Board is committed to replanting the slope with the most appropriate material for future maintenance and irrigation requirements rather than plant it quickly without consideration for the future.
- Management will discuss the cracked stones in the new retaining wall between 6616 and 6626 Canyon Rim Row with J.V.E.A. Construction Company, installer of the wall.
- The lifting sidewalk at the Clubhouse will be checked.
- A supply of coyote brochures will be delivered to the North Rim office for a second posting on mailbox bulletin boards.

MANAGEMENT UPDATE

Management advised the Board that the maximum number of parking permits has been issued (30) and Security and Management will present proposals for Board consideration at the September Board meeting. One of the recommendations will be to increase the monthly fee from \$35 to \$50, which may cause an automatic reduction in the number of permits requested. Another recommendation will be to establish eligibility criteria, which would allow a household with three drivers and three vehicles to receive a permit ahead of a household with two drivers and three vehicles.

OTHER BUSINESS

Coyotes: Eric Beveridge announced that this topic is on the Agenda to allow the Board to address the issue raised by an owner and he read the following comments: "In the absence of aggressive behavior toward humans, the agencies involved do not, generally and in most cases, recommend relocating, trapping or killing the coyotes. Pet owners need to protect the pets for which they have accepted responsibility. Indoor cats are rarely bothered by coyotes and dogs on leashes are generally safe as long as the dog owners are alert to their surroundings, do not walk the same path each day and carry a walking stick or similar defensive apparatus. A shrill whistle comes in handy too." An owner commented

that some people may actually be feeding the coyotes, which is encouraging them to come in closer to the buildings, and that pet food left out encourages them also. Since the presence of coyotes is a naturally occurring phenomenon, which helps to control the unwanted invasion of rats into the buildings, the Board took no action to control or eliminate the coyotes.

Community Garage Sale: Jackie Landis reported that the person who suggested holding a community garage sale is not interested in coordinating the event. The Board agreed that no action will be taken on this item.

Owner Request to Add a Tree: The owner of Unit 119 offered to pay for the addition of a second shade tree to replace a very large tree which was removed from the slope at the unit. Eric Beveridge questioned the practicality of adding a pine tree in a firebreak area and stated that, having inspected the slope and in his opinion, if adding a second tree would be appropriate to return privacy and shade to the unit, the Association should bear the expense, not the owner. Management agreed to ask Western Tree Service to reconsider the recommendation of a pine tree. Following discussion of the area, Drew Corley made a motion to add a total of no more than three trees if Alden Pedersen, Certified Arborist, agrees with the plantings. The motion, seconded by Jackie Landis, carried.

Landscape Improvements -- Slopes: Following more discussion of the replanting issue, it was agreed that Pamela Haehn and Mike Harris will work on the types of plants and the placement of same for the installation to be completed by Sorrento Landscape Inc.

Landscape Improvements -- Buildings: Management advised the Board that Building #1 was inspected following the landscape enhancement and that the improvement falls short of expectations and asked if the Board would be interested in discussing a plan to move to the installation of more native plant materials around the buildings that could be designed by a Landscape Architect. The Board agreed that discussing the cost of such a plan with a Landscape Architect would be an excellent idea at this time of water rate increases and possible cutbacks in the water that will be available for irrigation purposes.

Francis Parker School: Jackie Landis reported that Grant Lichtman, Francis Parker School Chief Operating Officer, has agreed to extend the poles and netting another ten feet to reduce the number of balls that come into North Rim from the school. Drew Corley agreed to address this issue with the Linda Vista Zoning Committee since Francis Parker School has a request before the Committee.

Light Fixtures for Entries: Following review of the three Efficient Lighting proposals and discussion of the three styles of fixtures presented, one too large and one too small, and the amount of light that will be delivered by the various fluorescent lamps available, Charlene Gabriel made a motion to purchase Option A-Mission style fixture configured with two 9-watt fluorescent lamps if that configuration is available. The motion, seconded by Drew Corley, carried. The Board noted that the benefit of using a two-lamp fixture is that it will provide light even when one of the lamps burns out with only a minimal, if even noticeable, increase in electrical use.

NEXT MEETING

The next Board meeting will be held at 6:30 P.M. on Tuesday, September 11, 2007, in the Clubhouse at 1200 River Glen Row, San Diego, California.