



Playa de Oro Neighbors Association AC
Official Owners Association of Playa de Oro
San Felipe, BC Mexico

"United Property Owners of Playa de Oro"

PMB 217 P.O. Box 9011 Calexico, CA 92232

Minutes for December 1, 2018
HOA BOD Quarterly Meeting

Location: Lower Pool Palapa, Playa de Oro
Call to order: 10:01 a.m.

Attendees: BOD Members – Val Ell, Christine Cox, Pamela Swanson, Paul Easley, George McClellan
ABSENT: Jon Zimmerman, Greg McKinney

HOA Members – Joyce Lawrence, Richard Lawrence, Jerry Yates, Helene Yates, Anne Leatham, Linda McDermott, Gary McDermott, Rick Cahill, Tim Brown, Scott Parkman, Loretta Henry, Jan Gilbertson

Meeting was called to order by President Val Ell at 10:01 a.m.

Request audience members to turn off or mute electronic devices

Instructions given for Town Hall Forum by Pam Swanson

Motion to Approve November 3, 2018 minutes – Motion Made (George/Paul) Ayes 5

Ratified Actions Taken Since November 3, 2018-
None

Financial Reports
Approve Monthly Financial Reports October 2018 – Motion Made (George/Chris) Ayes 5

Committee Reports –
None

New Business -
None

Old Business:

- Report on medians/planters placement and progress so far.
George - George and Tim have walked through the placement of medians with water and plants. George stated that some HOA members have talked about medians without water so there will not be maintenance issues, paying for the water, the meter, caring for the plants. George and Tim discussed using desert plants. Initially eight medians were considered, but George brought up having four medians with artistic designs.

The first median would be just past Scott's house on Calzada Playa de Oro and Calle Chamela. George discussed have the first median as a Welcome to PDO format, perhaps have Arturo Gomez design something using Playa de Oro name, can put in speed limit too. Make it an artsy presentation.

The second median would be the turn by the Gilbertson home, Calzada Playa de Oro and Calle Playa Estero. Ask Ken Gilbertson to do metal artwork.

The third median would be just east of George's house, Avenida Playa del Carmen and Calle Playa de San Jose, again another type of artwork.



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The fourth median would be at Playa del Carmen and Calle Playa de Tijuana, again another type of artwork.

Stop signs were also discussed. George stated the first stop sign to be at the end of Calzada Playa de Oro before it makes its right-hand turn on Calle Cerro Punta Estrella, and coming in the opposite direction before traffic makes its left-hand turn. The next stop signs will be a three-way configuration at the dead end at Jim Green's home on Calle Cerro Punta Estrella and Playa Del Carmen. George said these would be the most effective placements.

Tim and George recommendations are we can start with four and then we can always add more. The budget is \$2,000. This will cover the four medians and the proposed stop signs. The stop signs might be \$50 apiece.

Some previous comments from the HOA members suggested the entrance to PDO needs something green, perhaps a tree grouping. George reiterated the problems associated with plantings, i.e., watering, maintenance. Suggested we do something very attractive with the PDO lettering, a welcome sign. Then we will have Ken's artwork in the second median, basic artwork in number three and number four.

Paul brought up placement in intersections only. George stated the medians and stop signs were to also help slow down traffic but also be welcoming and attractive.

Chris wanted to know if the stop signs would affect the trash truck's ability to get through the sand; George said it would be no problem.

General consensus was the stop signs would be a deterrent for speeders, mostly renters and visitors. It was stated that most residents will probably run the stop signs, but hopefully it will help slow down all traffic and be more of a safety factor for all traffic.

Chris discussed whether we should proceed or have further discussion. Paul said we need drawings; if appropriate, will go to the next level. Chris said George should proceed with design for next meeting. George said he will probably not be able to get to the drawings until January.

- Status on non-compliant structures.
Chris stated there is progress on the unfinished structure. Scott stated there is a four-man crew pouring the roof.

Pam stated the structure on Keller's property will be removed Monday, Pepe is back and will be doing the work.

- Damage to Arroyo, long-term repairs.
Scott stated there has been no contact with the engineers. Chris stated she sent Denny Flannigan's video to our accountant who forwarded it to an engineer in Mexicali. George said we need to look into the cost of the long-term repair, then decided whether to fix further or leave as is. Chris stated we need the report from the engineer first. The road and topography changes from construction of new houses also. Val said we need to look into it further to see if we need to do something.

Town Hall Meeting Forum:

Chris stated that Carol Keller's new directories are in the office with Gabby. Anyone who needs them should contact Gabby.



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Weed cleanup along the north wall on roadway. Jerry Yates brought up a proposed work party of HOA residents to clean up the weeds along the wall. George stated that last year it was George, Sharon, Val, Loretta who did it and that we need a crew of six or more this year for weed cleanup.

Scott stated he hired someone to do the weeding just past his house. Chris suggested we look into the cost to hire someone to do the cleanup. Tim said Ernesto would do it. George wants to give the work to the guards and Scott agreed and said it would not upset the other guards if Ernesto was given the work.

Val brought up Ian's fire and Rogelio's actions to rescue Ian, his acts of heroism of running into the fire to rescue Ian and how to acknowledge him. A Certificate of Appreciation, framed, with a gift certificate to La Vaquita Norte was discussed and agreed upon.

Jerry Yates said it was good to know the guards are alert and on the job.

Anne Leatham let everyone know about the fundraiser for him on the 6th at the Jolly Mon.

Tim Brown stated the Parrots Cracker is doing a fundraising for Ian too.

Helene Yates wanted to know if this was a possible fire danger in each house, a malfunction of what. Chris stated the house was a prefab, wood-frame structure; if the water heater area was cement it would not have happened. This was told to her by the firemen on scene.

Chris, with Paul's input, is writing an email to HOA members recommending the smoke detectors and CO detectors.

Joyce Lawrence brought up fire extinguishers also need to be in the homes.

Paul stated all HOA residents need smoke detectors and CO2 detectors in hallways, in front of bedrooms, near kitchen and on all floors, it will help save lives. He will put together an email to HOA members of where to install the smoke detectors and CO2 detectors.

Joyce stated that we could put solar lights on top of the stop signs for a minimal cost and have good visibility at night. Yuma does reflective tape all around their stop signs. Joyce stated she and Richard are happy to donate funds to the roundabout and solar lights at their street, suggested a coyote and palm tree design.

Joyce brought up the dog issue. Her neighbor is gone for the holidays and there has been no dog poop in their area since they have been gone. Every time she talks to him about it, he says it is not his dog, yet in the morning he just opens his door and lets the dog run free to pee and poop. Pam suggested it might be time for another reminder email regarding dogs and Chris agreed.

Jan Gilbertson stated there is a dog that always does their "business" on their yard but she has not seen which dog it is. It was stated that it is not a coyote since their poop is different from dogs, so must be a neighbor's large dog. Anne stated that there are packs of dogs that do run through PDO. Joyce said they installed motion lights but too expensive for the batteries. Sharon Rhodes had previously suggested that multiple residents going to the owner's door in an "intervention," and tell them that their dog is pooping in their yard.

Helene brought up the stop signs, good for renters to slow them down. Jerry also stated it would help slow them down and establish who has the right of way. Chris stated there is no enforcement but can caution people.

Jerry brought up the issue of dead bushes on a lot, it is an obstruction to vision, a fire hazard and who will clean it out. Chris stated that the CC&Rs have a provision for owners to keep their lots clean. In an easement, we can clean it up. Joyce stated that you can't change the landscape of the lot. Paul stated we need to find out from Parkstrong who owns the lot. Chris stated we can find the problem lots, clean them and send the owners the bill. Tim called it "community beautification."

Joyce mentioned trash next to a vacation rental. Chris stated the trash from renters is the property management's responsibility to clean up. Eric from San Felipe Vacation Rentals is taking care of his rentals. The construction crews



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are leaving their trash though.

Jan would like suggestions for Ken regarding the artwork for the roundabout. George wanted to know if Ken could do two roundabouts. Jan said he might be able to, wants to find out what people want.

Jerry asked who paid for the recent repairs to the Arroyo. Chris stated that the HOA split the cost with Parkstrong.

Chris introduced Rick Cahill, new member to the community. Welcomed him. Rick stated he is here to paint his House same colors.

Scott thanked the board for their time doing their respective duties. All agreed.

Next meeting: Date not discussed

Motion to Adjourn Made – (George/Chris) Ayes 5 – Meeting Adjourned 10:48 a.m.

Minutes prepared by Pamela Swanson

Minutes approved by:

Val Ell, President (Date)