

ILS Committee Meeting Minutes

Date: July 9, 2025
Time: 5:37 p.m.
Attendees: Jackie Grebitus, Chair-person
Leslie Arnal, Member
Pam Dimaggio, Member
Brian Coates, Board liaison
Ann Pasiuk, guest
William Newbill, guest
Ricardo Penada, guest

- Spa Incursions:** Jackie and Nicole met with a JWS representative regarding fence improvements. At the main club house, Nicole pointed out what she believes is a likely entry point where the black rod iron slants down and meets the chain link fence in the main club house. JWS recommended getting rid of the downward slant. Regarding Dunbarton, he suggested that outward curved “spikes” (square ended) be added to the top of the rod iron on those areas where the rod iron is on top of the brick. Regarding both pools, he states that the existing mesh is too weak in that it can be pulled away from the fence itself and that a plate should be placed around the handles.

Pam advised that she talked to Nepenthe’s pool man, Dale:

- Dale is able and willing to take photos of what he finds and to report incursions. He frequently finds things like soap and other debris. (Nicole has stated she has requested this information from Dale.)
- She asked about whether other customers had problems. He reported that East Ranch also had an incursion problem and that they installed outward spikes, and that this resolved the problem.
- Dale reported that the Dunbarton gate without a key card is the one that is “messed with” the most. The trespassers pull at the mesh, etc. He recommends that it be padlocked.
- Dale states that all gates should have a metal plate around the handles.
- See pictures from East Ranch. You will notice that East Ranch also had a fence line with brick on the bottom and rod iron on top.

Based on the foregoing information, the committee recommends that:

- The HOA straighten out the rod iron fence at the main club house.
- The HOA install outward facing spikes on top of all rod iron fences at the main club house and Dunbarton pools. The Board has already received a quote from JWS in the amount of \$18,658.00 for the main clubhouse and \$17,437.00.
- Mesh should be added to the top of the gates themselves, and outward curving spikes to the very top.
- The Dunbarton gate without a key card should be pad locked or altered for key cards.

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- The Board has already received quotes from JWS for some work. The committee recommends getting another quote from a fencing contractor, such as the company which installed the fences originally, or Pisor, or Ornamental Iron.
2. **Question re Howe Avenue Berm:** Brian will follow up on whether First Services has written a letter to the fire department or Councilman Guerra to ask the fire department to review the berm situation.
 3. **Fire Safety Issues:** The committee discussed possible fire safety actions/improvements. The committee recommends the following:
 - During the next inspection, have the roofing company inventory the chimneys to determine how many need spark arrestors. The roofing company is already tasked to give the HOA options on spark arresting vents.
 - If the Board is going to propose a change to the CC&Rs regarding the HOA's insurance deductible, add a change to prohibit use of fireworks at any time of the year, including the 4th of July.
 - First Services undertake stricter enforcement of rules regarding trees and shrubs not touching fences and roofs.
 4. **Safety messages in the newsletter.** The committee had previously prepared a fire safety message for the newsletter. The committee will explore other topics that can be addressed in the newsletter, possibly in the form of short "Did You Know" informational bullets.

6:45 p.m. end of meeting. Next meeting is scheduled for August 13, 2025 at 5:30 p.m.