

**SAN SIMEON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 26, 2017 - CAMARILLO HEALTH CARE DIST.  
MINUTES**

**APPROVED**

**I. CALL TO ORDER**

Treasurer: Julianne Seeley called the meeting to order at 6:31 PM, at the Camarillo Health Care District located in Camarillo.

**II. ROLL CALL**

Present: President Robert Hilgerman, Vice President Gary Alamin and Treasurer Julianne Seeley, Secretary William "Bill" Taber & Member at Large Liz Kelly were present

Absent: None

Also present was Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services, Greg Santamaria of Brightview Landscape Services, Randy Spritzer and Michael Monahan of Brightview Tree Care Services.

**III. HOMEOWNERS FORUM**

**IV. APPROVAL OF MINUTES**

Robert Hilgerman made a motion to approve the Minutes for February 22, 2017, Liz Kelley seconded, motion approved.

**V. TREASURER'S REPORT**

Treasurer to report the following for month ending **FEBRUARY 2017**:

Beginning Balance Operating	\$160,026.98
Cash Receipts	\$19,750.46
Cash Disbursements	(\$15,851.34)
Other (Transfer/Misc Income)	(\$128.00)
Interest	\$202.98
<u>Operating Cash Balance</u>	<u>\$164,001.08</u>
Beginning Balance Reserves	\$357,731.47
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,132.00
Interest	\$153.65
Reserve Account Balance	\$360,017.12
Budgeted Reserve Liabilities	(\$360,017.12)
Reserve Account Overage/Shortage	(\$0.00)

Treasurer to report the following for month ending **MARCH 2017**:

Beginning Balance Operating	\$164,001.08
Cash Receipts	\$25,843.69
Cash Disbursements	(\$16,461.52)
Other (Transfer/Misc Income)	\$0.00
Interest	\$231.34
<u>Operating Cash Balance</u>	<u>\$173,614.59</u>
Beginning Balance Reserves	\$360,017.12
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$ 2,132.00
Interest	\$174.72
Reserve Account Balance	\$362,323.84
Budgeted Reserve Liabilities	(\$362,323.84)
Reserve Account Overage/Shortage	(\$0.00)

"I have reviewed all bank reconciliations for operating and reserve accounts as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code"

#### **VI. COMMITTEE REPORTS**

Architectural – No action required by Board at this time, Board reviewed all previously approved architectural modifications.

#### **VII. LANDSCAPE REPORT**

No action required at this time.

#### **VIII. MANAGER'S REPORT**

##### **A. Correspondence**

Board reviewed items sent to homeowner regarding their specific concerns.

##### **B. Delinquencies - Defer to Executive Session**

#### **IX. LIENS**

160-0-370-135 – Board unanimously agreed to proceed with Lien

160-0-452-065 – Board agreed to proceed with Lien if homeowner not delinquent with lender

163-0-451-315 – Board agreed to proceed with Lien if homeowner not delinquent with lender

160-0-381-075 – Board requesting a letter be sent to owner asking for more money to lower delinquent amount

#### **OLD BUSINESS**

## **X. NEW BUSINESS**

William "Bill" Taber elected to approve the 12/31 FYE draft review from Allyn Moskowitz, Julianne Seeley seconded motion passed, and review will be sent to membership.

Board elected to approve the D&O proposal from LaBarre/Oksnee Insurance with the condition that the "Average Unit Value" be corrected in the insurance agent files/records to \$725,000

## **XI. NEXT MEETING**

The next meeting is scheduled to be held on Wednesday, June 28, 2017 at 6:30 PM, at Camarillo Health Care District.

## **XII. ADJOURNMENT**

Treasurer Julianne Seeley adjourned the regular meeting at 7:14 PM.