

**SANDALWOOD VILLAGE HOA  
BOARD OF DIRECTORS MEETING  
JANUARY 10, 2018– OLD SUSANA CAFE  
1555 KUEHNER DRIVE, SIMI VALLEY CA 93065  
MINUTES**

APPROVED

**CALL TO ORDER**

President: Leslie Doll called the meeting to order at 6:01 PM.

**ROLL CALL**

President: Leslie Doll, Vice President: Peter Dedlow and Treasurer: John Burrows

Absent: Member At Large: Nancy McElroy, Secretary Open Seat

Also present: Association Manager and Recording Secretary Raymond Melero with Spectrum Property Services.

**HOMEOWNERS FORUM**

6509-3 Twin Circle Lane – Lorraine Eddy; Homeowner attending meeting to report the bad wood not being replaced, contractor has not contacted homeowner to schedule work.

6491-6 Twin Circle Lane – Elmer Parada: Homeowner attended meeting to appeal violation, Homeowner also reporting leak to the garage. Manager relayed to homeowner of the leak coming from the upstairs patio glass door window slider. A letter was sent to the owner instructing them of the damage done to the unit below in the garage.

**NEW OWNER LIST**

Twin Circle Lane: 6491-6  
Stoney View Lane: None

**2017 CALENDAR/RESERVE CALENDAR**

**APPROVAL OF MINUTES**

Leslie made a motion to approve the minutes for November 8, 2017. Peter seconded the motion; the motion was unanimously approved.

**TREASURER'S REPORT**

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

Beginning Balance Operating	\$174,934.67
Cash Receipts	\$56,703.00
Cash Disbursements	(\$61,871.19)
Other (Transfer/Misc. Income)	\$0.00
Interest	0.00

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Operating Cash Balance	\$169,766.48
Beginning Balance Savings	\$852,519.03
Cash Receipts	0.00
Disbursements	(\$19,911.93)
Other (Transfer/Misc.)	\$17,360.00
Interest	\$1,361.39
Savings Account Balance	\$851,328.49
Budgeted Reserve Liabilities	(\$851,328.49)
Reserve Account Overage/Shortage	\$0.00

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

Beginning Balance Operating	\$169,766.48
Cash Receipts	\$64,914.27
Cash Disbursements	(\$57,050.79)
Other (Transfer/Misc. Income)	\$0.00
Interest	0.00
Operating Cash Balance	\$177,828.96
Beginning Balance Savings	\$851,328.49
Cash Receipts	0.00
Disbursements	(\$4,688.99)
Other (Transfer/Misc.)	\$17,360.00
Interest	\$1.90
Savings Account Balance	\$864,001.40
Budgeted Reserve Liabilities	(\$852,519.03)
Reserve Account Overage/Shortage	\$0.00

Leslie made a motion to approve the November & December 2017 Treasurers report presented by John Dedlow, Peter seconded motion passed.

#### **COMMITTEE REPORTS**

- A. Architectural - No items to review at this time.
  - 1. The Board reviewed the approval paperwork 6442-5 TCL for the replacement of the windows.
  - 2. The Board reviewed the approval paperwork for 6543-5 TCL for installation of the satellite dish.
- B. Landscape
  - 1. The Board reviewed the monthly maintenance report, no further issues at this time.
  - 2. No further action needed at this time.
- C. Pool/Spa
  - 1. No items requiring action at this time

#### **MANAGER'S REPORT**

- A. Repair & Maintenance Log
  - 1. The Board reviewed the termite report for 6508-4 SVL, unit proceeding through escrow. Work has been completed.

2. The plumbing repairs to the main sewer line have been completed by Bill Mapes for 6508-7 SVL.
3. The amendment to the CC&R's pertaining to rental cap/restriction will be mailed out to the community for review.
4. John made a motion to approve the replacement of the flat roof to 6543-6 TCL in the amount of \$5,975 due to the roof no longer being able to be repaired. Peter seconded. Accell Roofing and Waterproofing will be completing the work with a 5 year warranty on the flat area.

**B. Delinquency Report**

1. Payment Plans – No matters requiring action at this time
2. Liens – The Board reviewed the account for Parcel # 637-0-240-425 and recommended sending a letter to the property owner requesting a payment plan for the delinquent amount due.
3. Foreclosures – No matters at this time.

**C. Violations**

The Board of Directors elected to unanimously approve and uphold violations not completed and remove violations completed. Violation hearing verdicts will be sent out accordingly.

**D. Violation Appeals**

1. Board reviewed the appeal from Homeowners and letters will be sent accordingly.

**OLD BUSINESS**

**NEW BUSINESS**

The Board unanimously elected to approve the proposal from Allyn Moskowitz for a review in the amount of \$1,300 for the 2018 Fiscal Year End.

**NEXT MEETING**

The next Board of Directors meeting will be an annual board meeting and is scheduled to be held on February 14, 2018 at 6:00 PM, at the Old Susana Cafe.

**ADJOURNMENT**

Meeting adjourned at 6:58 PM per Board consensus.