

**RIVERVIEW VENTURA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 21, 2018**

I. CALL TO ORDER

President Mike Collins called the meeting of the Board of Directors to order at 7:02PM. Board Meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura, CA 93003.

II. ROLL CALL

The following Board Members were present: President Mike Collins, Vice President Margie Raddatz, Treasurer Michael Richards and Secretary Martha Symes-Abrams.

Also present Lupe Aguilera, Association Manager of Spectrum Property Services, also acting as Recording Secretary.

III. HOMEOWNERS FORUM

Present homeowners:

**George Abrams from 8742 North Bank Drive

**Terry & Diane Russell from 1842 Rogue River Circle

IV. CALENDAR 2018

Board reviewed.

V. APPROVAL OF MINUTES

Margie Raddatz made a motion to approve the May 17, 2018, Board minutes with corrections. The motion was seconded by Martha Symes-Abrams and carried unanimously.

VI. TREASURER'S REPORT May 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	108,464.09	\$	432,745.57	\$	541,209.66
Cash Receipts	\$	51,380.81	\$	0.00	\$	51,380.81
Cash Disbursements	-\$	42,599.09	-\$	5,700.00	-\$	48,299.09
Other (Transfer/Misc. Income)	\$	1,768.29	\$	15,849.28	\$	14,080.99
Interest/Dividends	\$	0.00	\$	3.43	\$	3.43
Balance	\$	155,477.52	\$	442,898.28	\$	558,375.80
Reserve Liabilities			-\$	442,898.28		
Due To (From) Operating			-\$	0.00		
Due To (From) Operating			-\$	0.00		

Michael Richards gave the May 2018 financial report and reviewed all bank reconciliations for operating & reserve accounts for May 2018 provided by Spectrum Property Services in accordance with Section Civ. Code §5500 California Civil Code. Michael Richards made a motion to approve the May 2018, treasurer's report. The motion was seconded by Margie Raddatz and carried unanimously.

A. Delinquency report was attached for Board to view.

B. Accounting is to remove \$0.08 from account #12021, \$0.08 from account #12022, \$0.64 from account #12023 and \$13.23 from account #12074.

VI. COMMITTEE REPORTS

- A. Architectural (Mike Collins, Committee Chair)
 - 1. R&S was awarded the contract for wood repairs and painting for buildings 4, 20, 31 & 32 and will begin repairs and painting at mid- July.
- B. Landscape (Margie Raddatz & Mike Collins)
 - 1. Copies of SLM Services May 2018 monthly reports were attached for Board review.
 - 2. 1906 Topaz Avenue request for landscape modification was table for the landscape committee to review.
- C. Trees –(Joyce Lombard, Committee Chair)
 - 1. The Board reviewed the proposal #10115 from SLM Services for tree trimming for 2019 & 2020. The proposal was tabled. The Board is requesting for another proposal.
 - 2. SLM Services proposal #10122 to remove pear tree has been completed.
- D. Pool (Michael Richards & Mike Collins, Committee Chair)
 - 1. R&S has replaced the beam at pool #1.
- E. Parking-
No action at this time.
- F. Social Committee- (Margie Raddatz)
No action at this time.

VII. MANAGER'S REPORT - Repair & Maintenance Log was attached for Board review.

- A. Termites
 - 1. Copy of California Termite Solutions inspection notice for May 25, 2018
 - 2. California termite Solutions termite reports for 1854, 1848 7 1852 Topaz Avenue, 1857, 1851, 1855, 1853 Montgomery Avenue, 1928, 1924, 1936 American Way
 - 3. R&S proposals per termite reports for 1842 & 1846 Rogue River, 8584 & 8558 Parker 8621 & 8623 Twin River. Margie Raddatz made a motion to approve R&S proposal to replace wood per termite reports in the total amount of \$1,925.00 to be paid from Union Bank Reserve component #5315. The motion was seconded by Martha Symes-Abrams and carried unanimously.
- B. Pest Control.-Copy of reports from Cragoe Pest Control
 - 1. There is more mole activity in the common area.
- C. Correspondence sent to individual homeowners regarding their specific violation.
 - 1. Violation sent to homeowner regarding specific violation- No violations were addressed.
- D. Violation Appeals –None at this time
- E. Violation Hearing Verdicts-
Correspondence sent to individual homeowners regarding their specific violation hearing verdict.
None at this time.

F. Correspondence

1. #12078 remove \$500.00 in violation fine for non-responsive to inspection notice.

VIII. OLD BUSINESS

- A. Margie Raddatz made a motion to approve the Budget for fiscal year end 6/30/19 with the increase of \$20.00 for July 1, 2018. The new amount will be \$400.00. The motion was seconded by Michael Richards and carried unanimously.

IX. NEW BUSINESS

- A. Copy of Crowder Backflow Services invoice with note stating that one of the backflows needs repair. Michael Richards made a motion to approve repair of relief valve & new relief valve cover totaling \$350.00 and it will cost an additional \$185.00 if check valve repairs are needed. The cost is not to exceed \$570.00. The motion was seconded by Margie Raddatz and carried unanimously.
- B. A Letter of resignation for Natalie Coleman was accepted as she has relocated.
- C. Correspondence from #12061 request to remove late fee and interest. Mike Collins made a motion to deny request. The motion was seconded by Michael Richards and carried unanimously.
- D. Correspondence from #12079 regarding vehicle break in.
- E. At the Executive Session of May 17, 2018 the following was discussed: Approval of the April 19, 2018 Executive Meeting Minutes, Delinquencies & Violations.

X. NEXT MEETING

The next Board meeting is scheduled for July 19, 2018 at 7:00PM at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura.

XI. ADJOURNMENT-

Mike Collins adjourned at 8:33PM, and went into Executive Session.

Submitted by Lupe Aguilera

Secretary Martha Symes-Abrams, Secretary