

**BRIDGEHAVEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANAURY 14, 2019 – 1597 Heather Oaks Lane
MINUTES**

I. CALL TO ORDER

Board President Michael Karhanek called the meeting of the Board of Directors to order at 6:11PM.

II. ROLL CALL

President Michael Karhanek, Vice President; Judie Miller, Secretary Janet Kestenbaum, Treasurer Catherine Writz and Director: Richard Winer.

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

III. HOMEOWNERS FORUM

Jim Benenson-1611 Vista Oak Lane concern about loud music and dog barking.

IV. 2019 CALENDAR- Board reviewed calendar.

V. APPROVAL OF AGENDA – Agenda approved as presented.

VI. APPROVAL OF MINUTES

Michael Karhanek made a motion to approve August 7, 2017 minutes, motion seconded by Janet Kestenbaum and carried unanimously.

VII. TREASURER'S REPORT

Treasurer to report the following for month ending September 2018

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	70,323.17	\$	467,623.68	\$	537,946.85
Cash Receipts	\$	10,575.00	\$	0.00	\$	10,575.00
Cash Disbursements	-\$	10,948.20	-\$	1,580.00	-\$	12,528.97
Other (Transfer/Misc. Income	\$	0.00	\$	3,941.40	\$	3,941.40
Interest/Dividends	\$	0.00	\$	736.25	\$	736.25
Balance	\$	69,949.20	\$	470,721.33	\$	540,670.53
Reserve Liabilities			-\$	4432,325.94		
Reserve Account Overage/Shortage			\$	0.00		

Treasurer to report the following for month ending October 2018

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	69,949.20	\$	470,721.33	\$	540,670.53
Cash Receipts	\$	8,855.00	\$	0.00	\$	8,855.00
Cash Disbursements	-\$	12,061.73	-\$	0.00	-\$	12,061.73
Other (Transfer/Misc. Income	\$	0.00	\$	3,941.40	\$	3,941.40
Interest/Dividends	\$	0.00	\$	760.69	\$	760.69
Balance	\$	66,742.47	\$	475,423.42	\$	52,165.89
Reserve Liabilities			-\$	437,028.03		

Reserve Account Overage/Shortage			\$	<u>38,395.39</u>		
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Treasurer to report the following for month ending November 2018

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	66,742.47	\$	475,423.42	\$	542,165.89
Cash Receipts	\$	11,430.21	\$	0.00	\$	11,430.21
Cash Disbursements	-\$	8,860.78	-\$	0.00	-\$	8,860.78
Other (Transfer/Misc. Income)	\$	0.00	\$	3,941.40	\$	3,941.40
Interest/Dividends	\$	0.00	\$	<u>736.52</u>	\$	<u>736.52</u>
Balance		<u>69,311.90</u>	\$	480,101.34	\$	<u>549,413.24</u>
Reserve Liabilities			-\$	<u>441,705.95</u>		
Reserve Account Overage/Shortage			\$	<u>38,395.39</u>		

Treasurer to report the following for month ending December 2018

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	69,311.90	\$	480,101.34	\$	549,413.24
Cash Receipts	\$	10,324.55	\$	0.00	\$	10,324.55
Cash Disbursements	-\$	11,268.76	-\$	0.00	-\$	11,268.76
Other (Transfer/Misc. Income)	\$	0.00	\$	3,941.40	\$	3,941.40
Interest/Dividends	\$	0.00	\$	<u>2.42</u>	\$	<u>2.42</u>
Balance	\$	<u>68,367.69</u>	\$	484,045.16	\$	<u>552,412.85</u>
Reserve Liabilities			-\$	<u>445,649.77</u>		
Reserve Account Overage/Shortage			\$	<u>38,395.39</u>		

Treasurer Catherine Writz reviewed all bank reconciliations for operating and reserve accounts for September, October, November and December 2018 as provided by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code.
Approved.

- A. Delinquency reported was attached for Board to view.
- B. No liens to be address.
- C. The settlement account was closed Board approved to allocate to the following: \$8,000.00 to Reserves #5209 Painting and \$30,395.39 to reserve #5020 Asphalt resurface.
- D. Union Bank CD #31032 to renew 1/23/19, the Board approved to renew at Union Bank Cd Plus at 18 months to 2.70% \$75,000.00.

VIII. COMMITTEE REPORTS

- A. Architectural
None to address
- B. Landscape (Richard Winer)
 - 1. Clarification for Beautification budget is \$2,000.00 a year.
- C. Social Committee

IX. MANAGER'S REPORT

- A. Repair & Maintenance-attached for Board to view.
- B. Violations-None to address
- C. Violation appeals-None to address
- D. Verdict hearing violation-None to address
- E. Correspondence
 - 1. 1611 Vista Oaks proposal
- D. Newsletter Items. –dog barking/loud music/courtesy to your neighbors

X. OLD BUSINESS

- A. Amended Restated CC&Rs & By-Laws –Manager to schedule a meeting with the attorney.
- B. Front entrance property lines. Catherine Wirtz is working with the City and association boundaries. The City will be deeding some of the property to the association at no cost. More discussion at the next meeting.

XI. NEW BUSINESS

- A. Correspondence from 1598 Heather Oaks Lane requesting removal of late fee of \$27.50. Judie Miller made a motion to remove the \$27.50, the motion was seconded by Catherine Writs and carried unanimously.
- B. Correspondence from concern homeowner. Board had discussion and will address concerns.
- C. Copy of the outline for association property lines
- D. Notice from County of Ventura backflow testing. Crowder Backflow testing backflow.
- E. Discussion on barking dogs in community.
- F. Discussion regarding the locks on the back and flood channel gates.

XII. NEXT MEETING

The next Board is scheduled for April 8, 2019 at 6PM at 1455 Heather Oaks Lane

XIII. ADJOURNMENT: Michael Karhanek adjourned the meeting at 6:30PM.

Submitted by Lupe Aguilera

Janet Kestenbaum, Secretary