

**BRIDGEHAVEN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 4, 2017 – 1629 VISTA OAKS WAY
MINUTES**

I. CALL TO ORDER

Board President Michael Karhanek called the meeting of the Board of Directors to order at 6:10PM.

II. ROLL CALL

President Michael Karhanek, Vice President; Judie Miller, Secretary Janet Kestenbaum and Director: Richard Winer. Treasurer Catherine Writz (Arrived at 7:30PM)

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

III. HOMEOWNERS FORUM

1. Kenny Ryback from 1538 Heather Oaks Lane concern about the new noise rule. Would like to see the rule notice level to be at 9AM.
2. Richard Moscarell from 1545 Heather Oaks Lane was also present regarding the new noise rule.
3. Jim Benenson 1511 Vista Oaks Lane-present for the new noise rule and the budget increase.
4. Lisa Bedigian from 1524 Heather Oaks. Lane –present for the new noise rules. She would like to have the hours later for the summer. To enjoy the pool with her family.
5. Judie Miller from 1455 Heather Oaks Lane -requesting approval of front year beautification. For Board to review her specifications

IV. 2017 CALENDAR- Board reviewed calendar.

V. APPROVAL OF AGENDA – Agenda approved as presented.

VI. APPROVAL OF MINUTES

Michael Karhanek made a motion to approve February 7, 2017 minutes, motion seconded by Judie Miller and carried unanimously.

VII. TREASURER'S REPORT

Treasurer to report the following for month ending February 2017

	OPERATING		RESERVES		SETTLEMENT	TOTAL	
Beginning Balance	\$	115,168.07	\$	365,571.54	\$34,557.83	\$	515,297.44
Cash Receipts	\$	10,618.25	\$	0.00	0.00	\$	10,618.25
Cash Disbursements	-\$	8,319.82	-\$	0.00	0.00	-\$	8,319.82
Other (Transfer/Misc. Income	\$	0.00	\$	3,826.64	0.00	\$	3,826.64
Interest/Dividends	\$	113.92	\$	354.95	0.60	\$	469.47
Balance	\$	<u>117,580.42</u>	\$	369,753.13	\$34,558.43	\$	<u>521,891.98</u>
Reserve Liabilities			-\$	<u>369,753.13</u>			
Reserve Account Overage/Shortage			\$	<u>0.00</u>			

Catherine Writz has reviewed all bank reconciliations for February 2017 operating and reserve accounts as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code. Board approved.

- A. Delinquency reported was attached for Board to view.

VIII. COMMITTEE REPORTS

A. Architectural

- 1. 1455 Heather Oaks Lane request to install new beautification at the front year. Board approved per specification submitted.

B. Landscape (Richard Winer)

- 1. Copy of New View Landscape letter regarding increase of 5% effective April 1, 2017. Richard Winer made a motion to terminate New View Landscape's maintenance contract effective April 30, 2017. Judie Miller seconded the motion and carried unanimously.
- 2. Board review landscape maintenance proposals from Enhance Landscape, Showscapes, Elements Landscape. Judie Miller motion to approved Showscapes landscape maintenance contract effective May 1, 2017 the motion was seconded by Mike Karhanek and carried unanimously.
- 3. Board reviewed several proposals from Showscapes for beautification to the property. Judie Miller made a motion to approve the following proposals work at basketball Court enhancement for \$5,775.00, Entry Monument Enhancement for \$515.00, Oak Planter bed at entry (enhancement) for \$800.00, Guard Shack (enhancement) for \$120.00, Raised island bed (across from guard shack) for \$525.00, Islands beds at grass entry (enhancement) for \$1,140.00, to be paid from Union Bank Reserves component # 5195 the motion was seconded by Janet Kestenbaum and carried unanimously.

C. Trees (Richard Winer)

- 1. TreeScapes has completed tree trimming.

D. Social Committee

IX. MANAGER'S REPORT

A. Repair & Maintenance-None to report

B. Violations-None to report

C. Violation appeals-None

D. Verdict hearing violation-None

E. Correspondence -None

D. Newsletter items. -homeowners or dog walkers not pick up after their dogs.

X. OLD BUSINESS

- A. Swales –no action/remove from agenda till further notice
- B. Board discussed the new proposed excessive noise rule & regulations. They took the members present consideration. Judie Miller made a motion to make the changes: 1 Construction noise is 8AM to 7PM, 2 Powered equipment noise. Hours 8AM to 7PM & 3. General Sound Noise 9PM to 8AM, the motion seconded by Michael Karhanek and carried unanimously.

XI. NEW BUSINESS

- A. The Board reviewed two proposals for the painting of wrought iron, wall at the basketball and power wash & red curbs from All Bright Painting & J&B Painting. Michael Karhanek made a motion to approve J&B Painting proposal, motion seconded by Julie Miller and carried unanimously.
- B. The Board reviewed the draft audit prepared by Moskowitz & Company for fiscal year end 12/31/17. Michael Karhanek made a motion to approve the audit, the motion was seconded by Catherine Writz and carried unanimously.

XII. NEXT MEETING

The next is an Annual & Board scheduled in September no date yet.

XIII. ADJOURNMENT: Michael Karhanek adjourned the meeting at 8:00PM, No Executive Session.

Submitted by Lupe Aguilera

Janet Kestenbaum, Secretary