

RIVERVIEW VENTURA BOARD MEETING MINUTES

July 17, 2014 Riverview Regular Meeting Minutes

I. Call to order at 7:05, quorum.

II. Present: Herb Frost, Trish Pyron, Pete Quick, Margie Raddatz, Mike Collins.
Lupe Aguilera represented Spectrum Property Services

1874 Topaz

III. Homeowner Concerns: Landscape issues.

VI. April 17, May 15, June 19, 2014 minutes of the regular meetings were presented. Trish Pyron moved to approve minutes as written. Mike Collins seconded. Motion carried unanimously.

V. Treasurer's Report:

Trish Pyron said \$30,000-\$50,000 is currently being spent on painting buildings. Slurry of the streets will happen soon, also, and these monies will come out of Reserves.

Trish reviewed all bank reconciliations for operating and reserve accounts as provided to her by Spectrum Property Services. Operating expenses beginning balance \$68,848.84, ending balance \$54,439.42. Reserves beginning balance \$473,373.81, ending balance \$470,727.65. Total cash and investments beginning balance \$542,222.65, ending balance \$525,167.07

A. Delinquencies:

Parcel # 130-0-102-605

Trish Pyron moved we file the lien on said parcel. Mike Collins seconded. Motion carried unanimously.

VI. Committee Reports:

A) ARCHITECTURAL:

1. Crack Seal has been approved and will happen in August.
2. Security Lighting has been installed except for 3 lights. Garages are all done. We should be seeing some significant electricity savings soon.
3. Electricity producing solar panels – Monthly newsletter will come out with guidelines. Solar panels can be mounted on the roofs, facing towards the sun, at the homeowner's discretion and expense. Homeowners will be responsible for any damages to the roofs. An Architectural Request Form must be submitted. There will be a list of approved vendors to use.
4. 8482 North Bank work approved.
5. 8643-8645 Twin River Circle – Sidewalk by Pool 2 raising – Pete Quick moved we approve R & S Bid for \$875 for concrete grinding. Trish seconded. Motion carried unanimously.

B) Front Doors:

1. Approx. 10 more doors than estimated will need to be replaced, for a total of 22 doors.
 2. MB Painting is still working on the list of doors to be replaced.
 3. R&S Construction bid is \$625 to replace a new door, including the door. MB's bid is \$165 touch up; \$450 per door to remove paint and varnish; & \$275 to finish a new door.
- Mike Collins moved to approve R & S Construction bid of \$7,500.00 to replace 12 doors, excluding refinishing. Pete Quick seconded. Motion carried unanimously.

C) Landscaping Committee: Carla Kincaid not present. No report.

D) Trees Committee – Ted Lombard not present.
Herb stated a tree was removed at 1837 Montgomery.

E). Pool Committee – Herb Frost
Favorable remarks about the chemical change from homeowners.
Solar collector on Pool 1 is working well.

F) Parking Committee – Herb Frost

G) Social Committee – Margie Raddatz
Garage Sale took place on June 28 and was a success.

VI. Manager's Report - All noted.

VII. Old Business -

VIII. New Business -

1. Worker's Compensation Insurance up for renewal. Margie Raddatz moved we renew said policy.
Herb Frost seconded. Motion carried unanimously.
Trish Pyron moved we notify Steve Reich Agency that we do not want an automatic renewal with a 30-day notice. Pete Quick seconded. Motion carried unanimously.
2. 8740 North Bank – Homeowner asks about seal coat – In August.
Roof damage done by tree trimmers. They will fix it.
Rain Gutter damage was done by tree trimmers, also, and should be fixed by them.

IX. There being no further business, the meeting was adjourned at 7:47 p.m.

X. Next meeting will be August 21, 2014, at 7:00 p.m. at Cape Ventura.

Respectfully submitted,

Margie Raddatz, Secretary