

SANDPIPER VILLAGE II HOMEOWNERS ASSOCIATION
MEETING MINUTES

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I. The meeting of the Board of Directors of Sandpiper Village II Homeowners Association was held on January 31, 2019. The meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura. Vince DiDomizio called meeting to order at 6:37 PM.

II. The following Board of Directors was present Secretary: President: Vince DiDomizio Tom Sonneman, Treasurer: Mark Zavala and Member at Large Gayle Washburn.

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

III. Homeowners present

1. 2708 Jill Place-still having issue with neighbor 2716 Jill Place.
The graffiti still by the garage door on stucco. Lights between garages. There is a broken sprinkler in alley.
2. 2751 Bolker Drive is a new homeowner needs an architectural modification form to change garage door.

IV. Board approved the agenda as presented by Spectrum.

V. Calendar for 2018 was attached for Board to review.

VI. Tom Sonneman made a motion to approve the minutes from September 13, 2018 the motion was seconded by Mark Zavala and carried unanimously.

VII. TREASURER'S REPORT – Ending month of September 2018

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	274,615.71	\$	796,613.36	\$	1,071,299.07
Cash Receipts	\$	62,930.93	\$	0.00	\$	62,930.93
Cash Disbursements	-\$	82,200.78	-\$	13,687.30	-\$	95,888.08
Other (Transfer/Misc. Income)	\$	0.00	\$	19,934.40	\$	19,934.40
Interest/Dividends	\$	626.71	\$	2,268.01	-\$	2,894.72
Balance	\$	255,972.57	\$	805,128.47	\$	1,061,101.04
Reserve Liabilities			-\$	805,128.47		
Due To (From) Operating			-\$	0.00		

Mark Zavala reviewed all bank reconciliations for operating and reserve accounts for September 2018 as provided to by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil. Mark Zavala made a motion to approve the September 2018 financials, the motion was seconded by Tom Sonneman and carried unanimously.

- A. Delinquencies Report was attached for Board to review.
- B. Liens-None to address
- C. No CD to address
- D. The Board reviewed the draft budget proposed by Spectrum Property Service at \$490.00 for fiscal year end 12/31/19. Vince DiDomizio made a motion to approved an increase of \$10.00 for fiscal year 12/31/19. The motion was seconded by Gayle Washburn and carried unanimously.

VIII. COMMITTEE REPORTS

- A. Architectural -None to address at this time
- B. Landscape
 - 1. Board reviewed the SLM Service monthly report for August/September 2018.
 - 2. Board reviewed tree proposal from SLM Services and Treescapes. Gayle Washburn made a motion to approve SLM Services proposal for tree trimming at the total cost 2018 -\$11,715.00 and 2019-\$ 11,071.50. The motion was seconded Tom Sonneman and carried unanimously.

IX. MANAGER'S REPORT

- A. Repair & Maintenance Log was attached for your review.
- B. Pest Control –No reports.
- C. Termites
 - 1. Ventura Pest Control notice of inspections August & September 2018
 - 2. Ventura Pest Control termite summary reports Board to viewed for August & September 2018. The following were inspected 2689, 2691, 2783, 2743, 2785, Bolker Drive, 2715 Wendy Place, 2708, 2710, 2712, 2716, 2718, 2720, 2724 2725, 2730 2745 Wendy Pace and units non responsive were 2722 2726, 2728 Wendy Place and 2695 & 2741 Bolker Drive.
 - 3. The Board reviewed the R&S proposal for termite work per inspection reports. Vince DiDomizio made a motion to approve the following proposals 2730 Wendy Place (\$360.00), 2725 Wendy Place (\$185.00) and 2718 Wendy Place (\$185.00) In the total amount of \$730.00 and to paid from Reserves, the motion was seconded by Gayle Washburn and carried unanimously.
- D. Correspondence was sent to individual homeowners regarding their specific violations.
- E. Violation Appeals
 - 1. None to address at this time
- F. Violation Hearing Verdict-

1. Correspondence sent to individual homeowners regarding their specific violation verdict hearing.

G. Correspondence

1. Sent to 246 W. Hemlock Street regrading reimbursement for plumbing leak. It was Homeowner's responsibility.
2. Sent to 2740 Bolker regarding reimbursement for tenant trash dumped in the dumpster.

H. Patrol

1. Reports from Archon Protection were review be the Board.

X. OLD BUSINESS

- A. The Board is working on draft revised CC&R's. The draft revised By-Laws have been reviewed.

XI. NEW BUSINESS

- A. Correspondence from 224 W. Hemlock –No action needed.
- B. Proposal from Accel Roofing annual proposal for roof cleaning and roof maintenance. Gayle Washburn made a motion to approve Accel Roofing proposal at \$15,080.00. The motion was seconded by Tom Sonneman and carried Unanimously
- C. At the Executive meeting of September 13, 2018 the Board approved July 12, 2018 Executive meeting minutes, Discussed Delinquencies and legal.

XII. NEXT MEETING

The next Board meeting is scheduled for January 10, 2019 at 6:30PM at Spectrum.

XIII. ADJOURNMENT - Vince DiDomizio adjourned the meeting at 8:17 PM.

Submitted by Lupe Aguilera

Tom Sonneman –Secretary