

APPROVED

QUAILRIDGE II HOA
BOARD OF DIRECTORS MEETING
February 16, 2017 - 6:30PM - QUALIRIDGE II CABANA
MINUTES

- I. **CALL TO ORDER** 6:40pm
- II. **ROLL CALL** Joe Krystkowiak-president; Doug Webb-Secretary; Edward Martin-Treasurer; Cheri Conti from Spectrum and Christy Asher minute taker.
- III. **HOMEOWNERS FORUM (limit to 15 minutes)**---homeowners from 11901 Berrybrook and from 11981 Honeybrook were present for the meeting. 11901 registered complaint regarding commercial vehicle parked potentially unlawfully at 11848 Alderbrook
- IV. **APPROVAL OF MINUTES**
Minutes from previous meeting for Board review and approval---motion made by Pres. Krystkowiak to approve the minutes as presented; seconded by Treasurer Martin...minutes approved
- V. **CALENDAR/RESERVE CALENDAR**---pool heater to be turned on for springbreak if weather permits. Calendars to reviewed at new fiscal year...May 2017
- VI. **RESALE REPORT- NONE**
- VII. **TREASURER'S REPORT**

Treasurer to report the following for month ending August, 2016

Beginning Balance Operating	\$79,200.29
Operating Cash Balance	\$81,132.04
Beginning Balance Savings	\$91,209.43
Savings Account Balance	\$92,983.62

Treasurer to report the following for month ending September 2016

Beginning Balance Operating	\$81,132.04
Operating Cash Balance	\$80,298.73
Beginning Balance Savings	\$92,983.62
Savings Account Balance	\$94,794.85

Treasurer to report the following for month ending October 2016

Beginning Balance Operating	\$80,298.73
Operating Cash Balance	\$81,670.67
Beginning Balance Savings	\$94,794.85
Savings Account Balance	\$96,605.95

Treasurer to report the following for month ending November 2016

Beginning Balance Operating	\$81,670.67
Operating Cash Balance	\$81,799.31

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Beginning Balance Savings	\$96,605.95
Savings Account Balance	\$98,417.07

Treasurer to report the following for month ending December 2016

Beginning Balance Operating	\$81,799.31
Operating Cash Balance	\$83,289.38

Beginning Balance Savings	\$98,417.07
Savings Account Balance	\$100,228.23

Treasurer to report the following for month ending January 2017

Beginning Balance Operating	\$83,289.38
Operating Cash Balance	\$84,352.66

Beginning Balance Savings	\$100,228.28
Savings Account Balance	\$102,039.68

The board has reviewed all bank reconciliations for operating and reserve accounts as provided by **Spectrum Property Services**. Treasurer Martin motioned to approve the financial statements and bank reconciliations from August 2016 through January 2017 as presented; Pres. Krystowiak seconded. Reports unanimously approved.

VIII. COMMITTEE REPORTS - Limited to 5 minutes each

A. ARCHITECTURAL

1. 11917 Berrybrook re; windows - approved by board
2. 11975 Alderbrook re; move window, install kitchen cabinets - approved by board

B. LANDSCAPE

1. Proposal from Brightview re; valve replacement - approved and complete
2. Proposal for mainline repair - approved and complete
3. Turf area at 11901 Berrybrook replaced; owner agreed to watering it
4. Proposal for fall tree trimming-Board motion made by Secretary Webb and seconded by Treasurer Martin, unanimously approved to proceed with treatment for shot bores, and Priority 1 items (excluding the Chinese Elms) , 3 tree removals all contained on bid provided from Brightview.
5. Proposal for removal of tree that fell - approved and complete
6. Proposal for replacement tree at 11908 Berrybrook motion made by Treasurer Martin and seconded by Pres Krystowiak, unamiously approded to replace tree at a cost of \$350 by Brightview.
7. Letter from owner 11938 Honeybrook, re; standing water in yard - getting quote to fill in hole or add drain
8. Site assessment report from Brightview

C. POOL/SPA

1. Pool Inspection report - all items have been cleared
2. Lantz Security report - reviewed
3. Board approved installing an LED pool light; installed 1/14/17

D. CORRESPONDENCE

1. From 11800 Alderbrook re; parking **FOR BOARD REVIEW**—The board tabled this item
2. Correspondence to the City of Moorpark re; parking (on calendar for 2/15/17 for the City

Council)---item is still pending

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. R&S proposal for 140 new light bulbs for address signs **(on hold)**
2. Wall repair at 11951 Honeybrook; quote from vendor \$2,000.00-\$2,500.00 based on how many courses need to come down, pending board approval; Per vendor, cost for block increased substantially, new price is \$5,769.00 and the homeowner's tree was the cause; will need to contact homeowner - letter sent to homeowner re; her responsibility to make repairs
SEE ALSO ARCHITECTURAL - board approved offering \$500.00 toward HO repairs;
Owner accepted, check issued.

X. VIOLATION LOG

1. 11962 Bubbling Brook re; male resident - response from homeowner – Board reviewed
2. 11944 Bubbling Brook re; POD multiple violations -
(Per neighbor, it has finally been removed)

XII. OLD BUSINESS

A. Exclusive Use Common Areas **(approved by board)** sent to owners 2/10/16 for approval; we have only received 71 ballots back so far and need 104. Sent again on November 2016.
UNSECESSFUL

B. Draft audit FYE 4/30/16 approved by board and mailed to members

XIII. NEW BUSINESS

A. Proposal for audit and taxes FYE 4/30/17 Board approved

B. Draft budget FYE 4/30/18 (previously sent to board) Board approved

C. Reserve study 5/1/17-4/30/18 Board approved

XIV. NEXT MEETING

The Board of Directors meeting is scheduled to be held on March 16, 2017 at 6:30PM at Quailridge II Cabana.

XV. ADJOURNMENT 7:50pm