

**Riverview Ventura HOA
Regular Board Meeting
May 16, 2019 @6:30 pm
Spectrum Property Services, 1259 Callens Road, Suite C, Ventura
Agenda**

I. ROLL CALL & CALL TO ORDER

- A. Chair verifies quorum with roll (please contact Spectrum, Inc 24 hours in advance if you cannot make the meeting)
- B. Call to order by chair

II. HOMEOWNER CONCERNS - Please be courteous and allow everyone time to express their concerns. LIMITED TO 15 MINUTES-All issues raised requiring board action to be placed on next month's agenda

III. APPROVAL OF MINUTES

April 18, 2019 minutes to be reviewed & approved with corrections or additions (if any) 1-4

IV. CALENDAR 2019

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V. TREASURERS REPORT month ending April 2019 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	141,054.93	\$	476,343.93	\$	617,398.86
Cash Receipts	\$	49,248.62	\$	0.00	\$	49,248.62
Cash Disbursements	-\$	44,002.35	-\$	4,437.65	-\$	48,440.00
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	14,710.55
Interest/Dividends	\$	0.00	\$	192.46	\$	192.46
Balance	\$	146,301.20	\$	486,809.29	\$	633,110.49
Reserve Liabilities			-\$	486,809.29		
Due To (From) Operating			-\$	0.00		

"I have reviewed all bank reconciliations for operating and reserve accounts as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code.

A. *DELINQUENCIES LIST

9-17

- B. **Lien**-When a lien is recorded with the County, it will encumber the property in the event it goes to sale or the owner attempts to refinance, etc the following need approved to be lien parcel -None
- C. CD actions -

VI. COMMITTEE REPORTS- Limited to 10 minutes each

- A. ARCHITECTURAL-Mike Collins & Margie Raddatz Committee Chair
 - 1. R&S proposals for 1844Topaz for front door installation, Not installed yet
 - 2. 8621 Twin River Circle- request to install solar system-pending
 - 3. R&S proposal to install new fence at 1939 American Way & 8622 Parker
Approved to be scheduled the week of May 27th
 - 4. R&S proposal re-finish door at 1876 Topaz Avenue Approved- to be scheduled the week of May 27th
 - 5. R&S proposal for new door at 1918 Topaz Avenue -Approved door is on order
 - 6. Email from 8728 North Bank request new fence

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B. LANDSCAPING/TREES (Ken Calauastro)

19-22

1. SLM Service monthly report for April 2019-FYI
2. SLM proposal #10190 for Rogue River Circle Wall planter plantings-Approved
Not installed yet.
3. SLM proposal #10204 for Planting of various areas –Tabled
4. SLM proposal- #10318 for ivy removal-Tabled
5. SLM proposal -#10374-Planting across from 8480 North Bank-Approved
6. SLM proposal- #10370 Sycamore tree removal-Approved-removed May 3th
7. SLM proposal- #10365 Monument corner (Montgomery Avenue/North Bank Drive)-Approved
8. SLM proposal #10372 Thatching of turf by phase
9. SLM proposal #10393 Over seeding with perennia rye seed
10. SLM proposal #10395 Aeration of truff area
11. SLM proposal -#10405 8486 to 8480 Montgomery planting
12. SLM proposal -#10406 1831 & 1837 Rogue River planting
13. SLM proposal -#10407 1931 to 1935 Topaz front and back planting
14. SLM proposal- #10408 1870 to 1876 Rogue River Circle planting
15. SLM proposal- #10409 1856 to 1854 Rogue River Circle planting
16. SLM proposal- #10410 1846 to 1840 Rogue River Circle planting
17. Email to SLM from Landscape chair
18. Email from 1930 Topaz Avenue

C. POOL- Michael Richards, Committee Chair

D. PARKING-Terry Russell, Committee Chair

E.. SOCIAL COMMITTEE- Margie Raddatz, Committee Chair

VII. MANAGER'S REPORT- Manager's log of work orders-

35-36

A. Termite

1. Copy of California Termite Solutions inspection notice
2. California termite Solutions termite reports for
3. R&S Constuction proposals per reports

B. Pest Control-Critter Busters

C. Correspondende sent to individual homeowners regarding their specific-None
Violation-(Homeowner may choose to be heard in Execuitve Session)

1. Courtesy letter to non-responsive homeowner for termite inspection/treatment
2. Courtesy letter to homeowners
3. Violations –Executive Session

D. Violation Appeals-None

E. Volation Hearing Verdicts-Correspondence sent to individual homeowners regarding
Their Violation hearing verdicts-FYI

F. Correspondence-FYI

VIII. OLD BUSINESS

A. Rules & Regulations

B. Draft copy of reserve study prepared by Complex Solution was emailed to Board

C. Draft budget for fiscal year end 6-30-19-Emailed to Board

IX. NEW BUSINESS

- A. At the Executive Meeting of April 18, 2019 discuss was approval of the March 21, 2019 Executive meeting minutes, Delinquencies, violations painting & repair proposal for perimeter wall was tabled, Board reviewed sidewalk/concrete specification for bidders, landscape proposals were tabled.

X. ADJOURNMENT next meeting is scheduled for June 20, 2019 at 6:30 p.m.
at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura

XI. EXECUTIVE SESSION-following the regular meeting