

**Riverview Ventura HOA  
Regular Board Meeting  
October 18, 2018 @7:00 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**

September 20, 2018 minutes to be reviewed & approved with corrections or additions (if any)

**IV. CALENDAR 2018**

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**V. TREASURERS REPORT September 2018 Financials**

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	138,740.65	\$	460,415.11	\$	599,155.76
Cash Receipts	\$	46,308.49	\$	0.00	\$	46,308.49
Cash Disbursements	-\$	51,212.95	-\$	8,522.00	-\$	59,734.95
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	14,710.55
Interest/Dividends	\$	0.00	\$	189.88	\$	189.88
Balance	\$	133,836.19	\$	466,793.54	\$	600,629.73
Reserve Liabilities			-\$	466,793.54		
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**

2-11

- 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

**VI. COMMITTEE REPORTS- Limited to 10 minutes each**

**A. ARCHITECTURAL-Mike Collins & Margie Raddatz Committee Chair**

1. R&S has completed wood repairs/painting for (building 4, 20, 31 & 32)-
2. R&S proposal for 1936 Montgomery approved
3. R&S proposals 1831 Montgomery Avenue, & 1836 Topaz Avenue
4. List of numbers needed for above garage door R&S ordered
5. R&S Construction proposal for 8582 Parker Lane -Approved
6. R&S Construction proposal for 1934 & 1936 Montgomery Avenue wood repairs-Approved
7. Front doors
8. 1892 Topaz Avenue request to replace kitchen

12-15

**B. LANDSCAPING/TREES (Ken Calastro)**

1. SLM Services September monthly report-FYI

16-19

2. SLM proposal #10171 for Parker Lane/Montgomery –tabled	
3. SLM proposal #10190 for Rogue River Circle Wall planter plantings-Tabled	
4 SLM proposal #10204 for Planting of various areas –Tabled	
5. SLM proposal #10115 for tree trimming for 2019-Approved	
6. Correspondence from 1892 Topaz Avenue	20
 B. POOL- Michael Richards, Committee Chair	
1. Review maintiance proposals –Exectuive	
 D. PARKING- Committee Chair	
 E. SOCIAL COMMITTEE- Committee Chair	
 <b>VII. <u>MANAGER’S REPORT</u></b> - Manager’s log of work orders-	21
 A. Termite	
1. Copy of California Termite Solutions inspection notice for August 2018	22-36
2. California termite Solutions termite reports	
 B. Pest Control-	
 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	46-48
 F. Correspondence-FYI	
 <b>VIII. <u>OLD BUSINESS</u></b>	
A. The audit prepared by Owens, Moskowitz and Associates, for fiscal year end June 30, 2018 was approved and mailed to the members	
 <b>IX. <u>NEW BUSINESS</u></b>	
A. At the Executive Meeting of September 20, 2018, the Board approved August 16, 2018, Executive meeting minutes, Delinquencies.	
 <b>X. <u>ADJOURNMENT</u></b> next meeting is an Annual meeting scheduled for November 12, 2018 at 7:30 p.m. at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura	
 <b>XI. <u>EXECUTIVE SESSION</u></b> -following the regular meeting	