

Riverview Ventura HOA
Regular Board Meeting
January 17, 2019 @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&October 18, 2018 minutes to be reviewed & approved with corrections or additions (if any)

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IV. CALENDAR 2019

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V. TREASURERS REPORT October 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	133,836.19	\$	466,793.54	\$	600,629.73
Cash Receipts	\$	47,818.60	\$	0.00	\$	47,818.60
Cash Disbursements	-\$	62,869.44	-\$	39,743.00	-\$	102,612.44
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	14,710.55
Interest/Dividends	\$	0.00	\$	861.06	\$	861.06
Balance	\$	118,785.35	\$	442,622.15	\$	561,407.50
Reserve Liabilities			-\$	442,622.15		
Due To (From) Operating			-\$	0.00		

TREASURERS REPORT November 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	118,785.35	\$	442,622.15	\$	561,407.50
Cash Receipts	\$	46,934.88	\$	0.00	\$	46,934.88
Cash Disbursements	-\$	32,481.84	-\$	1,543.35	-\$	34,025.19
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	14,710.55
Interest/Dividends	\$	0.00	\$	190.64	\$	190.64
Balance	\$	133,238.39	\$	455,979.99	\$	589,218.38
Reserve Liabilities			-\$	455,979.99		
Due To (From) Operating			-\$	0.00		

TREASURERS REPORT December 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	133,238.39	\$	455,979.99	\$	589,218.38
Cash Receipts	\$	50,033.35	\$	0.00	\$	50,033.35
Cash Disbursements	-\$	57,576.36	-\$	4,481.06	-\$	62,057.42
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	14,710.55
Interest/Dividends	\$	0.00	\$	197.08	\$	197.08
Balance	\$	125,695.39	\$	466,406.56	\$	592,101.94

Reserve Liabilities			-\$	466,406.56		
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** 8-10
- 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. Prelien#130-0-102-105 11-12

VI. COMMITTEE REPORTS- Limited to 10 minutes each

- A. ARCHITECTURAL-Mike Collins & Margie Raddatz Committee Chair
 - 1. R&S gutter/roofing cleaning scheduled for 2019 13
 - 2. R&S proposal for 1936 Montgomery approved
 - 3. R&S proposals 1831 Montgomery Avenue for front door completed & 1844Topaz not installed , 1836 Topaz Avenue
 - 4. List of numbers needed for above garage door R&S ordered –completed
 - 5. R&S Construction proposal for 8582 Parker Lane –Approved
 - 6. Front doors color
 - 7. 8621 Twin River Circle- request to install solar system 14-28
- B. LANDSCAPING/TREES (Ken Calastro) 29-38
 - 1. SLM Services October, November & December 2018 monthly report-FYI
 - 2. SLM proposal #101172 for turf Overseeding –Tabled 39
 - 3. SLM proposal #10171 for Parker Lane/Montgomery –tabled 40
 - 4. SLM proposal #10190 for Rogue River Circle Wall planter plantings-Tabled 41
 - 5. SLM proposal #10204 for Planting of various areas –Tabled 42
 - 6. SLM proposal #10259 for Ficus Tree Removal at 8740 North Bank 43
 - 7. Emails regrading ficus Tree 44-46
 - 8. SLM proposal #10115 for tree trimming for 2019-Approved-scheduled for February 4th thru 8th 47
 - 9. Email regarding beautification 48
- B. POOL- Michael Richards, Committee Chair
- C. PARKING- Committee Chair
- D. SOCIAL COMMITTEE- Committee Chair

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

- A. Termite
 - 1. Copy of California Termite Solutions inspection notice for
 - 2. California termite Solutions termite reports for November 2018 49-74
 - 3. R&S Constuction proposals per reports 75-78
- 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. Violation Hearing Verdicts-Correspondence sent to individual homeowners regarding
Their Violation hearing verdicts-FYI 79

F. Correspondence-FYI

1. 1831 Montgomery Avenue regarding front door replacement 80

2. 1844 Topaz Avenue regarding front door replacement 81

3. MD&M Termination 82

4. Cragoe Pest Control Termination 83

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. Correspondence form 1926 Montgomery Avenue 84-88

B. Correspondence from account #12115 89-91

C. Correspondence from account #12081 92-93

D. Insurance renewal –attached for the Board to review 94-106

E. At the Executive Meeting of October 18, 2018, Violation, Delinquencies,
contract approvals for Critter Busters & Josh's Pool contract.

X. ADJOURNMENT next meeting is scheduled for February 21, 2019 at 7:30 p.m.
at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura

XI. EXECUTIVE SESSION-following the regular meeting