

**SAN SIMEON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 23, 2017 - CAMARILLO HEALTH CARE DIST.
MINUTES**

APPROVED

CALL TO ORDER

President: Rob Hilgerman called the meeting to order at 6:31 PM, at the Camarillo Health Care District located in Camarillo.

ROLL CALL

Present: President Robert Hilgerman, Treasurer Julianne Seeley, Secretary William "Bill" Taber & Member at Large Liz Kelly were present

Absent: Vice President Gary Alamin

Also present was Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services,

HOMEOWNERS FORUM

Nicolette Marsaly - 1790 Alta Vista Place, Homeowner attended meeting to present concerns regarding the work that Pardee Homes completing to the basins. Homeowner reported wrought iron gate damaged in the basins and the public going into basins.

Cabrini - 4924 Caminito Luisa - Homeowner attended meeting to discuss concerns for the basins.

APPROVAL OF MINUTES

Julianne Seeley made a motion to approve the Minutes for June 28, 2017, Bill Taber seconded, motion approved.

TREASURER'S REPORT

Treasurer to report the following for month ending **JUNE 2017**:

| | |
|----------------------------------|---------------------|
| Beginning Balance Operating | \$183,246.72 |
| Cash Receipts | \$19,578.22 |
| Cash Disbursements | (\$16,880.91) |
| Other (Transfer/Misc Income) | \$0.00 |
| Interest | \$244.53 |
| <u>Operating Cash Balance</u> | <u>\$186,188.56</u> |
| Beginning Balance Reserves | \$366,931.34 |
| Cash Receipts | \$0.00 |
| Disbursements | \$0.00 |
| Other (Transfer/Misc.) | \$2,132.00 |
| Interest | \$177.29 |
| Reserve Account Balance | \$369,240.63 |
| Budgeted Reserve Liabilities | (\$369,240.63) |
| Reserve Account Overage/Shortage | (\$0.00) |

Treasurer to report the following for month ending **JULY 2017**:

| | |
|----------------------------------|---------------------|
| Beginning Balance Operating | \$186,188.56 |
| Cash Receipts | \$22,475.25 |
| Cash Disbursements | (\$16,902.43) |
| Other (Transfer/Misc Income) | \$0.00 |
| Interest | \$275.66 |
| <u>Operating Cash Balance</u> | <u>\$192,037.04</u> |
| Beginning Balance Reserves | \$369,240.63 |
| Cash Receipts | \$0.00 |
| Disbursements | \$0.00 |
| Other (Transfer/Misc.) | \$ 2,132.00 |
| Interest | \$183.10 |
| Reserve Account Balance | \$371,555.73 |
| Budgeted Reserve Liabilities | (\$371,555.73) |
| Reserve Account Overage/Shortage | (\$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"

COMMITTEE REPORTS

Architectural – No action required by Board at this time, Board reviewed all previously approved architectural modifications.

4793 Calle Descanso - Board discussed the matter of the front door being replaced and changed in color. Board elected to approve the front door however the color of the door must be painted per the standard for the HOA.

1775 Via Pajaro - Homeowner removed side gate without obtaining authorization from the association. Homeowner will be notified accordingly.

4774 Calle Descanso - Board elected to approve the color of the door for this property, homeowner will be notified accordingly

2075 Pala Vista - Homeowner submitted a request to paint the shutters a "red" color, homeowner submitted multiple shades of red. Board elected to deny the request as it does not correspond to the aesthetics of the association.

LANDSCAPE REPORT

The Board of Directors elected to incorporate \$25K into the 2018 Budget for the tree trimming line item.

Bill made a motion to approve Option "B" to upgrade and convert all irrigation controllers to smart controllers. Rob seconded motion passed.

Bill made a motion to cage off the two remaining back flows that are currently easily accessible and not secured. Rob seconded the motion. Manager will contact Brightview to complete the installation of the cages with lockbox.

Julianne Seeley provided a report with regard to the irrigation controllers and the benefits of switching to the smart controllers. The Association has a total of 6 irrigation controllers; 2 of which are in working condition and 4 that are near to failing. A rebate program is in place for switching to smart controllers at \$1,260.00 per upgrading to the smart controllers. No action taken at this time.

MANAGER'S REPORT

Correspondence

Board reviewed the request from the owner of account # 34175 to remove the late fee in the amount of \$10.00 after careful review Julianne made a motion to remove \$5.00 of the late fee, Gary seconded motion passed.

Delinquencies - Defer to Executive Session

The Board elected to remove the late fee and interest charge in the amount of \$10.36 from account #34144. Homeowner will be notified accordingly.

LIENS

OLD BUSINESS

NEW BUSINESS

NEXT MEETING

The next meeting is scheduled to be an Annual and Regular Board meeting to be held on Wednesday, October 25, 2017 at 6:30 PM, at Camarillo Health Care District.

ADJOURNMENT

President Rob Hilgerman adjourned the regular meeting at 8:00 PM.