

**WESTLAKE POINTE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 16, 2019 - 7:00 PM - 31200 OAK CREST DRIVE  
WESTLAKE VILLAGE**

**AGENDA**

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL/ADDITIONS TO AGENDA**

**IV. APPROVAL OF MINUTES**

**MINUTES OF PREVIOUS MEETING TO BE READ AND APPROVED 1-3**

**V. TREASURER'S REPORT**

Treasurer to report the following for month ending January 2019

Beginning Balance Operating	\$ 85,734.16
Cash Receipts	32,530.45
Cash Disbursements	106,912.20
Miscellaneous	13,578.00
Interest/Dividends	0.00
Ending Balance	\$ 24,930.41
Beginning Balance Reserves	\$580,315.18
Cash Receipts	0.00
Cash Disbursements	(\$ 10,338.66)
Miscellaneous	\$00.00
Interest/Dividends	\$4,603.61
Reserve Account Balance	\$574,580.13
Budgeted Reserve Liabilities	(\$546,007.63)
Reserve Account Overage/Shortage	(\$28,572.50)

Treasurer to report the following for month ending February 2019

Beginning Balance Operating	\$ 24,930.41
Cash Receipts	29,130.00
Cash Disbursements	(218,250.86)
Miscellaneous	194,142.95
Interest/Dividends	0.00
Ending Balance	\$ 29,952.50
Beginning Balance Reserves	\$574,580.13
Cash Receipts	0.00
Cash Disbursements	(\$ 0.00)
Miscellaneous	\$1,565.00

Interest/Dividends	\$6,231.98
Reserve Account Balance	\$582,377.11
Budgeted Reserve Liabilities	(553,022.11)
Reserve Account Overage/Shortage	\$29,355.00

Treasurer to report the following for month ending March 2019

Beginning Balance Operating	\$ 29,952.50
Cash Receipts	31,663.82
Cash Disbursements	(48,835.19)
Miscellaneous	56,382.00
Interest/Dividends	0.00
Ending Balance	\$69,163.13
Beginning Balance Reserves	\$582,377.11
Cash Receipts	0.00
Cash Disbursements	(\$5,750.97)
Miscellaneous	(\$28,572.50)
Interest/Dividends	\$8,369.44
Reserve Account Balance	\$556,423.08
Budgeted Reserve Liabilities	(\$556,423.08)
Reserve Account Overage/Shortage	(\$00.00)

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

## VI. COMMITTEE REPORTS - Limited to 5 minutes each

- A. Architectural - Donna Cannava Yehuda
  - 1) 32134 Canyon Ridge re; sunshade – approved 4-7
- B. Landscape - None
- C. Pool/Spa
  - 1) Proposals from AAA Pools for replastering pool & spa with tile
  - 2) Proposal for repair of fountain from AAA Pools **FOR BOARD REVIEW** 8
- D. Newsletter
  - 1) Need no later than AM on 4/18/19

## VII. MANAGER'S REPORT

- A. Repair & Maintenance Log 9
  - 1) Proposal from R&S re; termite repairs at pool bldg. & repair wrought iron fence and paint; paint all light fixtures and poles - approved by board except for repainting light fixtures as board wants to count them all other work has been completed. All complete except pole lights.

2) Proposal from Ventura Pest re; termites and dryrot at pool area; wood repair done by R&S treatment to be done by Ventura Pest – R&S work completed, pending treatment from Ventura Pest. 10-27

- B. Violation Log - **DEFER TO EXECUTIVE SESSION**
- C. Violation Appeals
- D. Delinquency Report - **DEFER TO EXECUTIVE SESSION**
- E. Correspondence – None
- F. Parking & Security - None

#### **VIII. OLD BUSINESS**

#### **IX. NEW BUSINESS**

- A. First Class Access re; proposal for new gate system - Complete
- B. Earthquake insurance proposal from Steve Reich (insurance expires February 4, 2019. Renewed by board
- C. Draft audit for board review and approval (must be mailed to the members no later than April 30, 2019)

#### **X. HOMEOWNERS FORUM (Limited to 15 minutes)**

#### **XI. NEXT MEETING**

The next meeting of the Board of Directors is scheduled to be held on May 21, 2019 at 7:00 PM at City of Westlake Community Room, 31200 Oak Crest Drive, WLV

#### **XII. ADJOURNMENT**

#### **XIII. EXECUTIVE SESSION**

1) The board will hold an executive session for the purpose of reviewing confidential information which is only open to the board and management. The items may be one or more of the following: hold disciplinary hearings, discuss violations, personnel matters; delinquencies/foreclosures/homeowner payment plans, legal issues, and formation of contracts.