

**TRACT 4494 HOMEOWNERS ASSOCIATION(AKA ARBOR HILLS HOA)
BOARD OF DIRECTORS MEETING –REGULAR SESSION
JANUARY 9, 2018
MINUTES**

APPROVED

CALL TO ORDER

The meeting was called to order by Vice President: James Lipsett at 6:00 PM. Meeting held at 801 Knollwood Drive, Newbury Park, CA.

ROLL CALL

Present: Vice President: James Lipsett, Treasurer: Jeff Moore & Member at large Brian Thompson

Absent: President: Paul Smith & Secretary: Rebecca Henle

Guests: Cheri Conti Association Manager, Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services.

III. APPROVAL OF AGENDA

The agenda was approved as presented, per Board consensus.

IV. OPEN FORUM

V. APPROVAL OF MINUTES

Per entire Board consensus the draft minutes for the October 24, 2017 regular meeting minutes were approved.

VI. TREASURER'S REPORT

Financial Statement, Operating/Reserve Accounts for October, November & December 2017 Provided to Board of Directors

Treasurer to report the following for month ending October 2017:

Beginning Balance Operating	\$87,433.10
Operating Cash Balance	\$90,549.77

Beginning Balance Savings	\$434,219.45
Savings Account Balance	\$439,392.91

Treasurer to report the following for month ending November 2017:

Beginning Balance Operating	\$90,549.77
Operating Cash Balance	\$87,861.02

Beginning Balance Savings	\$434,292.91
Savings Account Balance	\$440,575.37

Treasurer to report the following for month ending December 2017:

Beginning Balance Operating	\$87,861.02
Operating Cash Balance	\$86,776.16

Beginning Balance Savings	\$440,575.37
Savings Account Balance	\$445,445.33

The Association's bank reconciliations and reserve accounts have been reviewed by the entire Board of Directors.

VII. COMMITTEE REPORTS

Architectural – The Board reviewed the architectural items

The Board reviewed the notice to the owner of 848 Paseo De Leon, no further action required at this time. As of today, no response back from the property owner regarding the architectural modification request form.

Landscape

The manager reported to the Board that manager is waiting for response back from Brightview to upgrade the sprinkler system from other manufactures.

Brian Thompson inquired about the eucalyptus trees and how often trees were trimmed. Every 2 years per manager.

VIII. MANAGEMENT REPORT

Various reports, logs, and correspondence provided as information only.

The Board of Directors has discussed and has determined to resend the rules to the community with regard to Basketball hoops.

Repair & Maintenance

Manager will create work order to have the front gate power washed due to the Concrete contractor placing paint "seal" at the front gate. This will be removed accordingly.

Delinquency Report – No items at this time

Violations – The following violations were reviewed at the August meeting

817 Paseo De Leon – Speeding violation; Uphold

3864 Foxdale Court – Parking violation; Uphold

D. Appeals – None at this time

IX. OLD BUSINESS

Manager to obtain update on the painting of the mailbox bases throughout the community.

X. NEW BUSINESS

The Board discussed possible electronic speed radar signs within the community to confirm the actual speed of vehicles driving in the community at high rates of speed.

It was noted to management of a Homeowner placing notices on vehicles in violation of the Associations rules. These notices are not authorized by HOA or the Board of Directors.

XI. NEXT MEETING

The next Meeting is scheduled to be held on March 13, 2018, at 6:00 PM at First Christian Church, 801 Knollwood Drive, Newbury Park, CA.

XII. ADJOURNMENT

The meeting adjourned at 6:24 PM per Board consensus.