

**BRIDGEHAVEN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 2, 2018 –1629 VISTA OAKS WAY  
FOLLOWING THE ANNUAL MEETING**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. HOMEOWNERS FORUM** (Limited to 3 minutes each homeowner)

**IV. APPROVAL OF AGENDA**

**V. CALENDAR 2018**

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**VI. APPROVAL OF MINUTES** -Minutes from June 30, 2018 to be read and approved

2-4

**VII. TREASURER'S REPORT**

Treasurer to report the following for month ending June 2018

	<b>OPERATING</b>		<b>RESERVES</b>		<b>SETTLEMENT</b>	<b>TOTAL</b>	
Beginning Balance	\$	67,387.70	\$	417,197.37	\$38,394.13	\$	522,979.20
Cash Receipts	\$	14,084.80	\$	0.00	0.00	\$	14,084.80
Cash Disbursements	-\$	11,327.71	-\$	4,539.50	0.00	-\$	11,327.71
Other (Transfer/Misc. Income	\$	2,925.00	\$	3,941.40	0.00	\$	6,866.40
Interest/Dividends	\$	0.00	\$	214.43	0.67	\$	215.10
Balance	\$	<u>73,069.79</u>	\$	<u>421,353.20</u>	<u>\$38,394.80</u>	\$	<u>532,817.79</u>
Reserve Liabilities			-\$	<u>421,353.20</u>			
Reserve Account Overage/Shortage			\$	<u>0.00</u>			

Treasurer to report the following for month ending July 2018

	<b>OPERATING</b>		<b>RESERVES</b>		<b>SETTLEMENT</b>	<b>TOTAL</b>	
Beginning Balance	\$	73,069.79	\$	421,535.20	\$38,394.80	\$	532,817.79
Cash Receipts	\$	9,903.00	\$	0.00	0.00	\$	9,903.00
Cash Disbursements	-\$	9,934.34	-\$	0.00	0.00	-\$	9,934.34
Other (Transfer/Misc. Income	\$	0.00	\$	42,336.79	0.00	\$	3,941.40
Interest/Dividends	\$	<u>0.00</u>	\$	<u>345.98</u>	<u>0.61</u>	\$	<u>346.57</u>
Balance	\$	<u>73,038.45</u>	\$	<u>464,035.97</u>	<u>\$38,395.39</u>	\$	<u>537,074.42</u>
Reserve Liabilities			-\$	<u>425,640.58</u>			
Reserve Account Overage/Shortage			\$	<u>38,395.39</u>			

Treasurer to report the following for month ending August 2018

	<b>OPERATING</b>		<b>RESERVES</b>		<b>TOTAL</b>	
Beginning Balance	\$	73,038.45	\$	464,035.97	\$	537,074.42
Cash Receipts	\$	10,992.80	\$	0.00	\$	10,992.80
Cash Disbursements	-\$	13,708.08	-\$	1,116.78	-\$	14,824.86
Other (Transfer/Misc. Income	\$	0.00	\$	3,941.40	\$	3,941.40
Interest/Dividends	\$	<u>0.00</u>	\$	<u>763.09</u>	\$	<u>763.09</u>
Balance		<u>70,323.17</u>	\$	<u>467,623.68</u>	\$	<u>537,946.85</u>
Reserve Liabilities			-\$	<u>429,228.29</u>		
Reserve Account Overage/Shortage			\$	<u>38,395.39</u>		

"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

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|----|---|-----|
| A. | <b>*DELINQUENCIES LIST</b>  | 5-8 |
| B. | <b>Lien</b> -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. |     |
| C. | Signature cards for CD's  |     |

**VIII. COMMITTEE REPORTS - Limited to 5 minutes each**

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|----|--------------------------------------|---|
| A. | Architectural                        |   |
| B. | Landscape/Trees (Richard Winer)      |   |
| 1. | Showscales proposal for ground cover | 9 |
| C. | Social Committee                     |   |

**IX. MANAGER'S REPORT**

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|----|---|-------|
| A. | Repair & Maintenance Log –Attached for Board to review  | 10-11 |
| B. | Violation Log   |       |
| 1. | Correspondence sent to individual homeowner regarding their specific violation -None  |       |
| C. | Violation Appeals –None   |       |
| D. | Violation Hearing Verdicts-Correspondence sent to individual homeowner regarding their specific Violation verdict hearing –None |       |
| E. | Correspondence-FYI  |       |
| F. | Newsletter Items  |       |

**X. OLD BUSINESS**

**X. NEW BUSINESS**

- |    |   |       |
|----|---|-------|
| A. | Correspondence from 1535 Verde Ridge  | 12-13 |
| B. | Ventura Pest Control service agreement for shack  | 14    |
| C. | Owens, Moskowitz and Associates proposal for tax preparation and audit for fiscal year end 12/31/18 | 15-22 |
| D. | Draft Budget for fiscal year end 12/31/19 for Board to review and approve.                          | 23-24 |
| E. | FYI-CAI Channel Islands trade Faire   | 26-28 |

**XII. NEXT MEETING**

The next meeting is a scheduled for scheduled ???

**XIII. ADJOURNMENT**

**XIV. EXECUTIVE SESSION**

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|---|-------|
| 1) 1) Legal, Violations, personal and Contracts | 29-32 |
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