

SANDPIPER VILLAGE II HOMEOWNERS ASSOCIATION
MEETING MINUTES

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- I. The meeting of the Board of Directors of Sandpiper Village II Homeowners Association was held on October 5, 2017. The meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura. Vince DiDomizio called meeting to order at 6:44 PM.
- II. The following Board of Directors was present President: Vince DiDomizio, Secretary: Tom Sonneman and Mark Zavala. Absent Treasurer: Nancy Mitchell

Also present was Manager Lupe Aguilera of Spectrum Property Services, also acting as Recording Secretary.
- III. Homeowners present: Jeffer Kosowitz owner of several units and Martiniano Acedvdo from 2708 Jill neighboring concerns.
- IV. Board approved the agenda as presented by Spectrum.
- V. Calendar for 2017 was attached for Board to review.
- VI. Vince DiDomizio made a motion to approve the minutes from July 6, 2017 the motion was seconded by Tom Sonneman and carried unanimously.

VII. TREASURER'S REPORT

Ending month for June 2017

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	210,721.23	\$	589,072.82	\$	799,794.05
Cash Receipts	\$	59,689.86	\$	0.00	\$	59,689.86
Cash Disbursements	-\$	40,794.18	-\$	5,745.00	-\$	46,539.18
Other (Transfer/Misc. Income	-\$	0.00	\$	20,146.00	\$	20,146.00
Interest/Dividends	\$	0.00	\$	141.81	\$	141.81
Balance	\$	229,616.91	\$	603,615.63	\$	833,232.54
Reserve Liabilities			-\$	603,615.63		
ReserveAccountOverage/Shortage			-\$	0.00		

Ending month for July 2017

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	229,616.91	\$	603,615.63	\$	833,232.54
Cash Receipts	\$	64,865.35	\$	0.00	\$	64,865.35
Cash Disbursements	-\$	78,207.33	-\$	0.00	-\$	78,207.33
Other (Transfer/Misc. Income	-\$	0.00	\$	19,076.00	\$	19,076.00
Interest/Dividends	\$	0.00	\$	152.04	\$	152.04
Balance	\$	216,274.93	\$	622,843.67	\$	839,118.60
Reserve Liabilities			-\$	622,843.67		

ReserveAccountOverage/Shortage			-\$	0.00		
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Ending month for August 2017

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	216,274.93	\$	622,843.67	\$	839,118.60
Cash Receipts	\$	60,317.92	\$	0.00	\$	60,317.92
Cash Disbursements	-\$	46,860.45	-\$	0.00	-\$	46,860.45
Other (Transfer/Misc. Income	-\$	450.00	\$	19,076.00	\$	18,626.00
Interest/Dividends	\$	0.00	\$	6.30	\$	6.30
Balance	\$	<u>229,282.40</u>	\$	<u>641,925.97</u>	\$	<u>871,208.37</u>
Reserve Liabilities			-\$	<u>626,161.97</u>		
ReserveAccountOverage/Shortage			-\$	<u>15,764.00</u>		

Vince DiDomizio reviewed all bank reconciliations for operating and reserve accounts for June, July and August 2017 as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code. Vince DiDomizio made a motion to approve the May financials, the motion was seconded by Tom Sonneman and carried unanimously.

- A. Delinquencies Report was attached for Board to review.
- B. Vince DiDomizio made a motion to lien parcel #189-0-410-285; the motion was seconded by Nancy Mitchell and carried unanimously.

VIII. COMMITTEE REPORTS

A. Architectural

1. 2747 Bolker Drive request to install new garage door was approved.
2. 2740 Wendy Place request to install new windows was approved.
3. 2719 Wendy Place request to install air conditioner was approved.
4. 2722 Wendy Place request to install new front door was approved.
5. 248 W. Hemlock Street request to install new garage door was approved.

B. Landscape

1. Board reviewed the SLM Service monthly report for June, July & August 2017.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log was attached for your review.

B. Pest Control –No reports.

C. Termites

1. Ventura Pest Control notice of inspections June, July, August, September & October 2017
2. Ventura Pest Control termite summary reports for June, July, August, September & October 2017

3. The Board viewed Ventura Pest Control termite reports.
- D. Correspondence was sent to individual homeowners regarding their specific violations.
1. Courtesy notice sent to homeowner for non-responsive to termite inspection 2762, 2758 & 2745 Bolker Drive.
 2. 2781 Bolker -1st violation for Nuisance. The Board upheld violation.
 3. 2769 Bolker Drive -2nd violation for Nuisance. The Board removed the violation. The party was not at their unit.

E. Violation Appeals

1. There were none to address.

F. Violation Hearing Verdict-

1. There were none to address.

G. Correspondence-None

H. Patrol

1. Reports from Archon Protection were review be the Board.

X. OLD BUSINESS

- A. The Board will be meeting in November to review and answer the question from the draft of the revised By-Laws & CC&R's. This meeting will be held only for the documents.
- B. Accel Roofing picture are attached for Board to review.

XI. NEW BUSINESS

- A. Correspondence from a 2240 W. Hemlock Street, Oxnard regarding requesting to raise the brick wall two bricks up. The Board is request a proposal. Board is request 2240 W. Hemlock Street pays half of the cost.
- B. Correspondence from a concern homeowner regarding 2715 Wendy Place throwing trash And making a mess.
- C. Correspondence from concern homeowner regarding a 2779 Bolker Drive being a Nusiance.
- D. Correspondence from concern homeowner regarding 2781 Bolker Drive being a Nusiance.
- E. Correspondence regarding from Archon Protection regarding a parking incident
- F. Copy of audit endorsement for policy #WVC3205168

G. Copy of Farmers Insurance recommendations. No action at this time.

H. Vince DiDomizio made a motion to approve the Moskowitz and Company to prepare the review and tax preparation for fiscal year end 12/31/17, the motion was seconded by Tom Sonneman and carried unanimously.

I. Tom Sonneman made a motion to approve the budget for fiscal year end 12/31/18 the assessment will remain the same, the motion was seconded by T Vince DiDomizio carried unanimously.

XII. NEXT MEETING

The next Board meeting is scheduled for January 11, 2018 at 6:30PM at Spectrum.

XIII. ADJOURNMENT - Vince DiDomizio adjourned the meeting at 8:40 PM.

Submitted by Lupe Aguilera

Tom Sonneman –Secretary