

**RIVERVIEW VENTURA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MAY 17, 2018**

I. CALL TO ORDER

Vice President Margie Raddatz called the meeting of the Board of Directors to order at 7:03PM. Board Meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura, CA 93003.

II. ROLL CALL

The following Board Members were present: Vice President Margie Raddatz, Treasurer Michael Richards, Secretary Martha Symes-Abrams, and Director Natalie Coleman and absent was President Mike Collins.

Also present Lupe Aguilera, Association Manager of Spectrum Property Services, also acting as Recording Secretary.

III. HOMEOWNERS FORUM

Present homeowners:

- **George Abrams from 8742 North Bank
- **Juergen Ohrt from 1844 Topaz Avenue
- **Allen & Kyle Pobirs from 1906 Topaz Avenue
- **Terry & Diane Russell from 1842 Rogue River Circle

IV. CALENDAR 2018

Board reviewed.

V. APPROVAL OF MINUTES

Michael Richards made a motion to approve the April 19, 2018, Board minutes with corrections. The motion was seconded by Martha Symes-Abrams and carried unanimously.

VI. TREASURER'S REPORT

April 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	109,969.09	\$	419,612.74	\$	529,581.83
Cash Receipts	\$	40,741.75	\$	0.00	\$	40,741.75
Cash Disbursements	-\$	42,741.75	-\$	110,120.00	-\$	152,366.75
Other (Transfer/Misc. Income)	\$	0.00	\$	123,249.28	\$	123,249.28
Interest/Dividends	\$	0.00	\$	3.55	\$	3.55
Balance	\$	108,464.09	\$	432,745.57	\$	541,209.66
Reserve Liabilities			-\$	432,745.57		
Due To (From) Operating			-\$	0.00		
Due To (From) Operating			-\$	0.00		

Michael Richards gave the April 2018 financial report and reviewed all bank reconciliations for operating & reserve accounts for April 2018 provided by Spectrum Property Services in accordance with Section Civ. Code §5500 California Civil Code. Martha Symes-Abrams made a motion to approve the April 2018, treasurer's report. The motion was seconded by Natalie Coleman and carried unanimously.

A. Delinquency report was attached for Board to view.

- B. Liens-No action parcels #130-0-102-475 is current as of today.
- C. A Certificate of Deposit was opened today for 14 months at 2.1% at Premier America Credit Union the amount of \$109,000.00.

VI. COMMITTEE REPORTS

- A. Architectural (Mike Collins, Committee Chair)
 - 1. R&S was award the contract for wood repairs and painting for buildings 4, 20, 31&32 and will beginning repairs and painting at the beginning of July.
 - 2. Acres Landscape has completed the replacement of the concrete at 1892 Topaz Avenue.
 - 3. R&S Construction to install the new fence at 1892 Topaz Avenue and 1840 Rogue River next week.
- B. Landscape (Margie Raddatz & Mike Collins)
 - 1. Copies of SLM Services April 2018 monthly reports were attached for Board to review.
- C. Trees –(Joyce Lombard, Committee Chair)
 - 1. The Board reviewed the proposal #10115 from SLM Services for tree trimming for 2019 & 2020. The proposal was tabled.
 - 2. Martha Symes-Abrams made a motion to approve SLM Services proposal #10122 to remove pear tree. The motion was seconded by Natalie Coleman and carried unanimously.
- D. Pool (Michael Richards & Mike Collins, Committee Chair)
 - 1. R&S will schedule the replacement of the beam at pool #1 around the painting.
 - 2. Pool light out at pool #3, Manager to contact Schaefer Electric to repair.
- F. Parking-
No action at this time.
- F. Social Committee- (Margie Raddatz)
Garage Sale went well, and the trash bin was well used.

VII. MANAGER'S REPORT - Repair & Maintenance Log attached for Board review.

- A. Termites
 - 1. California Termite Solutions reports for 8621& 8623 Twin River Circle, 1842 & 1846 Rouge River, 8582, 8556, 8558 & 8584 Parker Lane & 1935 Topaz Avenue.
- B. Pest Control.-Copy of reports from Cragoe Pest Control
 - 1. we continue to have issues with moles in the common area.
- C. Correspondence sent to individual homeowners regarding their specific violation.
 - 1. Violation sent to homeowner regarding specific violation- No violations were addressed.
- D. Violation Appeals –None at this time
- E. Violation Hearing Verdicts-
Correspondence sent to individual homeowners regarding their specific violation hearing verdict.
None at this time.

F. Correspondence

1. 1855 Montgomery Avenue regarding reimbursement for plumbing repairs in unit.
2. 1847 Montgomery Avenue regarding reimbursement for plumbing repairs in unit.
3. Thank you for proposal to ASR for large beam.

VIII. OLD BUSINESS

- A. Draft Budget for fiscal year end 6/30/19 was tabled. Board to meet with Christy Asher.

IX. NEW BUSINESS

- A. Correspondence from 1892 Topaz Avenue-Deferred to Executive Session.
- B. At the Executive Session of April 19, 2018 the following was discussed: Approval of the March 15, 2018 Executive Meeting Minutes, Violations and insurance claim & contract.

X. NEXT MEETING

The next Board meeting is scheduled for June 21, 2018 at 7:00PM at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura.

XI. ADJOURNMENT-

Margie Raddatz adjourned at 8:09PM, and went into Executive Session.

Submitted by Lupe Aguilera

Secretary Martha Symes-Abrams, Secretary