

**TRACT 4494 HOMEOWNERS ASSOCIATION (AKA ARBOR HILLS HOA)
BOARD OF DIRECTORS MEETING –REGULAR SESSION
MARCH 20, 2018
MINUTES**

APPROVED

CALL TO ORDER

The meeting was called to order by President: Paul Smith at 6:05 PM. Meeting held at 801 Knollwood Drive, Newbury Park, CA.

ROLL CALL

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

Absent: 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 January 9, 2018 regular meeting minutes were approved.

VI. TREASURER'S REPORT

Financial Statement, Operating/Reserve Accounts for January & February 2018 Provided to Board of Directors

Treasurer to report the following for month ending January 2018:

Beginning Balance Operating	\$86,776.16
Operating Cash Balance	\$89,700.54

Beginning Balance Savings	\$445,445.33
Savings Account Balance	\$451,241.79

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Treasurer to report the following for month ending February 2018:

Beginning Balance Operating	\$89,700.54
Operating Cash Balance	\$89,123.64

Beginning Balance Savings	\$451,241.79
Savings Account Balance	\$456,948.86

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. Conditional approval for 10' addition subject to the provisos on the notice dated November 20, 2017.

Neighboring homeowner; Greg Nelson of 840 Paseo De Leon requested a copy of the notice dated November 20, 2017 for the conditional approval for 848 Paseo De Leon for his records.

Landscape – Board discussed and reviewed landscaping items

The manager reported to the Board that manager is waiting for response back from Brightview to upgrade the sprinkler system from other manufactures. Manager will contact another time to obtain information.

Brian Thompson requested that Brightview inspect the Olive Trees at the community.

James Lipsett made a request that the landscapers not work until 8:00 A.M. it was relayed that 7:00 A.M. is the City Ordinance to start any construction/landscaping noise in general.

VIII. MANAGEMENT REPORT

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

Paul recommended that the asphalt contractor inspect the streets and get evaluation of the current condition.

Repair & Maintenance

Paul made a motion to approve the proposal from R&S Construction to repaint the mailbox posts with the condition that the street sign posts be painted as well, James seconded motion approved at \$4,386.00

The Board had an open discussion about the radar speeding sign due to the speeding driving throughout the community. No action was taken at this time. The radar electronic speeding signs are rented out to \$360 a week & \$900 for an entire month. The Board elected to approve to have the radar sign for one week and moved to another location of the community during the mid-week.

Delinquency Report – No items at this time

Violations – The following violations were reviewed at the meeting

3881 Briar Ridge – Reckless Driving violation; Uphold
758 Huntsdale – Parking violation; Uphold

D. Appeals – None at this time

IX. OLD BUSINESS

X. NEW BUSINESS

The Board will be reviewing the draft audit presented to the Board via the agenda packet. Board will make a decision via e-mail as a continuation of the Board meeting.

It was reported at the meeting of bicyclists relieving themselves each and every weekend on the corner of Reno & Lynn Road. If noted we urge every resident to contact the proper authorities.

The Board elected to hold an organizational meeting at the May 8, 2018 Board meeting to select officers for the Board of Directors.

XI. NEXT MEETING

The next Meeting is scheduled to be held on May 8, 2018, at 6:00 PM at First Christian Church, 801 Knollwood Drive, Newbury Park, CA.

XII. ADJOURNMENT

The meeting adjourned at 6:55 PM per Board consensus.

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