

**SAN SIMEON COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 27, 2019 – CAMARILLO HEALTH CARE DIST.  
MINUTES**

APPROVED

**CALL TO ORDER**

Treasurer: Julianne Seeley called the meeting to order at 6:37 PM, at the Camarillo Health Care District located in Camarillo.

**ROLL CALL**

Present: Vice President Gary Alamin, Treasurer Julianne Seeley, Secretary William Bill Taber & Member at Large Liz Kelly were present.

Absent: President Robert Hilgerman

Also present was Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services,

**HOMEOWNERS FORUM**

William Bill Taber – 2024 Las Estrellas Court: Homeowner attended Board meeting.

Roman Garcia – 5011 Caminito Posada; Homeowner attended meeting to appeal the violation and monetary penalties applied to account for a commercial vehicle not belonging to the property.

**APPROVAL OF MINUTES**

Julianne made a motion to approve the regular session meeting minutes for the month of October 24, 2018, Gary seconded, motion approved.

**TREASURER'S REPORT**

Treasurer to report the following for month ending **OCTOBER 2018**:

Beginning Balance Operating	\$191,011.64
Cash Receipts	\$21,986.50
Cash Disbursements	(\$21,486.46)
Other (Transfer/Misc Income)	(\$64.00)
Interest	\$623.18
<u>Operating Cash Balance</u>	<u>\$192,070.86</u>
Beginning Balance Reserves	\$391,287.80
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,137.35
Interest	\$459.63
Reserve Account Balance	\$393,884.78
Budgeted Reserve Liabilities	(\$393,884.78)
Reserve Account Overage/Shortage	(\$0.00)

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Treasurer to report the following for month ending **NOVEMBER 2018:**

Beginning Balance Operating	\$192,070.86
Cash Receipts	\$23,187.85
Cash Disbursements	(\$20,395.43)
Other (Transfer/Misc Income)	(\$0.00)
Interest	\$640.07
<u>Operating Cash Balance</u>	<u>\$195,503.35</u>
Beginning Balance Reserves	\$393,884.78
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,137.35
Interest	\$445.08
Reserve Account Balance	\$396,467.21
Budgeted Reserve Liabilities	(\$396,467.21)
Reserve Account Overage/Shortage	(\$0.00)

Treasurer to report the following for month ending **DECEMBER 2018:**

Beginning Balance Operating	\$195,503.35
Cash Receipts	\$22,565.32
Cash Disbursements	(\$19,636.65)
Other (Transfer/Misc Income)	(\$10.00)
Interest	\$661.40
<u>Operating Cash Balance</u>	<u>\$199,083.42</u>
Beginning Balance Reserves	\$393,467.21
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,137.35
Interest	\$459.67
Reserve Account Balance	\$399,064.23
Budgeted Reserve Liabilities	(\$399,064.23)
Reserve Account Overage/Shortage	(\$0.00)

Treasurer to report the following for month ending **JANUARY 2019:**

Beginning Balance Operating	\$199,083.42
Cash Receipts	\$24,374.10
Cash Disbursements	(\$19,191.17)
Other (Transfer/Misc Income)	(\$46,810.00)
Interest	\$723.60
<u>Operating Cash Balance</u>	<u>\$158,189.95</u>
Beginning Balance Reserves	\$399,064.23
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,137.35
Interest	\$515.43
Reserve Account Balance	\$401,717.01
Budgeted Reserve Liabilities	(\$401,717.01)
Reserve Account Overage/Shortage	(\$0.00)

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"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"

#### **COMMITTEE REPORTS**

Architectural – No action required by Board at this time.

#### **LANDSCAPE REPORT**

The Board elected to conditionally approve the proposal submitted by Brightview Tree Care Services for the removal of the Chinese Elm Tree on the corner of Avenida Acaso & Alta Vista Place. The condition set forth by the Board is having the certified arborist sign off on the request and reduce the price to \$850.00 Motion was made by Gary and seconded by Liz. No objections at this time.

Bill elected to conditionally approve the proposal by Brightview Tree Care Services to perform the tree trimming in the amount of \$11,785 with the condition that the certified arborist signs the proposal. Liz seconded. Julianne has abstained from motion.

#### **MANAGER'S REPORT**

The Board has reviewed the information submitted by Edison about the rate changes. No action required at this time.

##### **Correspondence**

The Board has elected to not take any action on account #34029 and will follow up on the amount owed at the April 24, 2019 meeting.

The Board elected to approve the request to remove the late fee in the amount of \$10 for account #34241. No objections at this time.

Julianne made a motion to approve the request for removal of the late fee to #34138 in the amount of \$10. Bill seconded.

##### **Delinquencies - Defer to Executive Session**

**LIENS** – No action taken to parcel # 160-0-382-135. The Board will continue to closely follow the account status and take action accordingly.

#### **PRE-LIEN**

The Board has requested that management send a notice to parcel # 160-0-360-475 asking that a double payment be made by April 15, 2019, failure to do so, the Board will be considering filing the pre-lien at the April 24, 2019 meeting.

The Board has requested that management send a notice to parcel # 160-0-360-435 asking that a double payment be made by April 15, 2019, failure to do so, the Board will be considering filing the pre-lien at the April 24, 2019 meeting.

The board has requested that management send a notice to parcel # 160-0-430-175 asking that a double payment be made by April 15, 2019, failure to do so, the Board will be considering filing the pre-lien at the April 24, 2019 meeting.

**OLD BUSINESS**

**NEW BUSINESS**

The Board reviewed the insurance renewal paperwork for the association package, no action needed at this time.

**NEXT MEETING**

The next meeting is scheduled to be a Regular Board meeting to be held on Wednesday, April 24, 2019 at 6:30 PM, at Camarillo Health Care District.

**ADJOURNMENT**

Treasurer Julianne adjourned the regular meeting at 7:23 PM.