

SANDPIPER VILLAGE II HOMEOWNERS ASSOCIATION
MEETING MINUTES

.....

- I. The meeting of the Board of Directors of Sandpiper Village II Homeowners Association was held on March 9, 2017. The meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura. Vince DiDomizio called meeting to order at 7: 15 PM.
- II. The following Board of Directors was present President: Vince DiDomizio, Treasurer: Nancy Mitchell & Secretary: Tom Sonneman.

Also present was Manager Lupe Aguilera of Spectrum Property Services, also acting as Recording Secretary.
- III. Homeowners present: Jeff Kosowitz owner of several units and Gilbert Sanchez 2746 Bolker Drive. Guest: Joe Smigiel from Steve Reich Insurance.
- 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 January 12, 2017 and Tom Sonneman second the motion. MOTION PASSED. .

VII. TREASURER'S REPORT

Month January 2017

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	185,616.92	\$	908,411.28	\$	1,094,028.20
Cash Receipts	\$	62,972.34	\$	0.00	\$	62,972.34
Cash Disbursements	-\$	76,423.80	-\$	88,736.90	-\$	165,160.70
Other (Transfer/Misc. Income	-\$	0.00	\$	19,076.25	\$	19,076.25
Interest/Dividends	\$	0.00	\$	151.35	\$	151.35
Balance	\$	172,165.46	\$	838,901.73	\$	1,011,067.19
Reserve Liabilities			-\$	838,901.73		
ReserveAccountOverage/Shortage			-\$	0.00		

Month February 2017

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	172,165.46	\$	838,901.73	\$	1,011,067.19
Cash Receipts	\$	70,082.00	\$	0.00	\$	70,082.00
Cash Disbursements	-\$	37,444.06	-\$	93,940.99	-\$	131,385.05
Other (Transfer/Misc. Income	-\$	0.00	\$	19,076.00	\$	19,076.00
Interest/Dividends	\$	0.00	\$	267.94	\$	267.94
Balance	\$	204,803.40	\$	764,304.68	\$	969,108.08

Reserve Liabilities			-\$	764,304.68		
Reserve Account Overage/Shortage			-\$	0.00		

Nancy Mitchell reviewed all bank reconciliations for operating and reserve accounts for January & February 2017 as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code. Vince DiDomizio seconded; unanimously approved.

A. Delinquencies Report was attached for Board to review.

VIII. COMMITTEE REPORTS

A. Architectural

1. 2734 Wendy Place requested to install new garage door -Approved per Association specification.
2. 2737 Wendy Place requested to install new garage door -Approved per Association specification.

B. Landscape

1. Board reviewed the SLM Service monthly report for December 2016 & January 2017.
2. Copy of SLM invoice there was no charge.

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 & non-responsive for February 2017
2. Ventura Pest Control termite reports for: 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2732, 2734, 2736 & 2738 Jill Place
3. Notice of termite inspection sent to 204, 208, 212, 216, 220, 224, 228, 232, 236, 240, 244 & 248 to schedule their termite inspection for March 10th or 11th.

D. Correspondence was sent to individual homeowners regarding their specific violations. The following were upheld:

1. 2716 Jill Place- 3rd Violation with a \$150.00 fine for nuisance, business in garage and parking in front of garage. 3rd violation upheld with \$150.00 fine.
2. 204 W. Hemlock Street-4th violation with \$100.00 fine for non-responsive to termite inspection is upheld. Send 5th Violation with \$100.00 fine for non-responsive to termite inspection.

3. 2736 Jill Place -5th violation with \$100.00 fine for non-responsive to termite inspection. 5th Violation upheld with \$100.00 non-responsive. Send 6th violation with \$100.00.
4. 2744 Bolker Drive -2nd Violation with \$50.00 fine for Nuisance smoking in garage and smoke rising to upstairs unit was Upheld with \$50.00 fine. Send 3rd violation with fine.

E. Violation Appeals

1. 2744 Bolker Drive - 2nd Violation with \$50.00 fine upheld.

F. Violation Hearing Verdict

1. Correspondence sent to individual homeowner's regarding their specific violation hearing verdict

G. Correspondence-

1. 2720 Wendy Place
2. 2713 Wendy Place

H. Patrol

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

X. OLD BUSINESS

- A. The Board is still reviewing the revised By-Laws & CC&R's.

B. Painting

1. All Bright Painting has completed 75% of painting in the community.
2. All Bright Painting proposal for additional work order to paint the fence on Hemlock Street. Total cost \$1,984.00. Vince Domizio made a motion to accept the proposal and Tom Sommeman seconded the motion. Motion Passed.

XI. NEW BUSINESS

- A. Correspondence from 2731 Wendy Place request to remove late fees of \$45.00 and interest of \$31.53 Total for \$76.53. Nancy Mitchell made a motion to remove the late fee & interest in the total of \$76.53 and Tom Sommeman second the motion. Motion Passed.

- B. Correspondence from 2713 Wendy Place -No action.

- C. Copy of R&S Construction invoice #3277, #3279, #3280 & #3281, #3282, #3283, #3284, #3286 #3278, #3285, #3300, #3301, #3302, #3303, #3304, #3305, #3306, #3307, #3308, #3309, #3310, to be paid from Union Bank Reserves, Component # 5359.(wood repairs)

- D. Copy of R&S Construction invoice #3273, #3274, #3276 3272, #3275, #3311 & #3312 & #3313 to be paid from Union Bank Reserves, Component # 5361.(fence replacement)

E. Correspondence from 2709 Jill Place regarding landscape –request proposal.

F. Joe Smigle from Steve Reich Insurance gave an updated review of the association coverage.

XII. NEXT MEETING

The next Board meeting is scheduled for May 11, 2017 at 6:30PM at Spectrum

XIII. ADJOURNMENT - Vince DiDomizio adjourned the meeting at 8:50 PM.

Submitted by Lupe Aguilera

Tom Sonneman –Secretary