

**RIVERVIEW VENTURA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 20, 2018**

I. CALL TO ORDER

President Mike Collins called the meeting of the Board of Directors to order at 7:00 PM. 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: President Mike Collins, Vice President Margie Raddatz, Secretary Martha Symes-Abrams and Treasurer Michael Richards.

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

III. HOMEOWNERS FORUM

Present homeowners:

****Terry & Diane Russell from 1842 Rogue River Circle**

****George Abrams from 8742 North Bank**

****Kenny Calastro from 1837 Montgomery Avenue**

IV. CALENDAR 2018

Board reviewed.

V. APPROVAL OF MINUTES

Margie Raddatz made a motion to approve the August 16, 2018, Board minutes with corrections. The motion was seconded by Martha Symes-Abrams and carried unanimously.

VI. TREASURER'S REPORT August 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	119,348.85	\$	461,795.48	\$	581,144.33
Cash Receipts	\$	50,106.15	\$	0.00	\$	50,106.15
Cash Disbursements	-\$	30,714.35	-\$	16,287.08	-\$	47,001.43
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	14,710.55
Interest/Dividends	\$	0.00	\$	196.16	\$	196.16
Balance	\$	138,740.65	\$	460,415.11	\$	599,155.76
Reserve Liabilities			-\$	460,415.11		
Due To (From) Operating			-\$	0.00		

Michael Richards gave the August 2018 financial report and reviewed all bank reconciliations for operating & reserve accounts provided by Spectrum Property Services in accordance with Section Civ. Code §5500 California Civil Code.

A. Delinquency report was attached for Board to view.

B. Lien –None at this time.

VI. COMMITTEE REPORTS

A. Architectural (Mike Collins, Committee Chair)

1. R&S is working on the last building for the wood repairs and painting for buildings 4, 20, 31 & 32.
2. R&S Construction proposal for 1936 Montgomery Avenue was approved.
3. Copy of list of numbers needed above garage doors to be ordered and installed. R&S Construction has ordered numbers.
4. R&S Construction proposal for 8582 Parker Lane for installation of fence was tabled. Question why it needs two gates.
5. R&S Construction proposal for 1934 & 1936 Montgomery Avenue to replace header and posts. Margie Raddatz made a motion to approve proposal, The motion was seconded by Michael Richards and carried unanimously.

B. Landscape (Margie Raddatz & Kenny Calastro)

1. Copy of SLM Services August 2018 monthly reports were attached for Board review.
2. SLM proposal #10171, #10190 & #10204 were tabled till the pests are under control.
3. SLM proposal #10172 turf overseeding was approved for \$324.00 and has been completed.

C. Trees – (Joyce Lombard)

1. Copy of correspondence from Joyce Lombard committee chair, resigning from the committee.
2. Board reviewed SLM proposal #10115 for tree trimming for 2019. Margie Raddatz made a motion to approve SLM tree proposal for \$18,194.50. The motion was seconded by Michael Richards and carried unanimously.
3. Board requested landscape and tree committees combined.

D. Pool (Michael Richards & Mike Collins, Committee Chair)

1. Pool furniture delivered.

E. Parking-(Mike Collins, Terry Russell, Tracy Blackwell)

No action at this time

F. Social Committee- (Margie Raddatz)

Nothing to report at this time.

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

A. Termites

1. Copy of California Termite Solutions inspection notice for August 24 & 31 2018.
2. R&S Construction proposal for termite repairs per California Termite Solutions inspections for #8702, 8704 & 8484 North Bank; 1937 American Way were tabled. Board requested an additional proposal.

B. Pest Control.-reports from Cragoe Pest Control

1. There are still issues with moles and gophers in the common area.

C. Correspondence sent to individual homeowners regarding their specific violation.

1. Violation sent to homeowner regarding specific violation- Deferred to Executive.

D. Violation Appeals –None at this time

E. Violation Hearing Verdicts- Correspondence sent to individual homeowners regarding their specific violation hearing verdict.

F. Correspondence
None at this time.

VIII. OLD BUSINESS

None at this time.

IX. NEW BUSINESS

- A. The Board reviewed the draft audit prepared by Owens, Moskowitz and Associates for fiscal year end June 30, 2018. Michael Richards made a motion to approve the audit. The motion was seconded by Margie Raddatz and carried unanimously.
- B. At the Executive Session of August 16, 2018 the following was discussed: Approval of the July 30, 2018 Executive Meeting Minutes, Delinquencies.

X. NEXT MEETING

The next Board meeting is scheduled for October 16, 2018 at 7:00PM at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura.

XI. ADJOURNMENT-

Mike Collins adjourned at 8:18PM, and went into Executive Session.

Submitted by Lupe Aguilera

Secretary Martha Symes-Abrams, Secretary