

**RIVERVIEW VENTURA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 21, 2019**

I. CALL TO ORDER

President Mike Collins called the meeting of the Board of Directors to order at 6:36 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, Treasurer Michael Richards and Director Kenny Calauastro.

Also present 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

**Frank & Joanne Brommenschenkel from 8740 North Bank-had comments and questions about ficus trees on North Bank.

**Juergen Ohrt-1844 Topaz Avenue-has question about the fiber glass doors being installed. He is not sure whether to have the new door installed. Would like to inspect the door installed on Montgomery Avenue.

**Randy Alderson-8726 North Bank-He would like the ficus trees be saved and not removed.

**Geoge Abrams-8742 North bank

IV. CALENDAR 2018

Board reviewed.

V. APPROVAL OF MINUTES

Margie Raddatz made a motion to approve the January 17, 2019 minutes with corrections. The motion was seconded by Martha Symes-Abrams and carried unanimously.

VI. TREASURER'S REPORT

Month ending Janaury 2019 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	125,695.38	\$	466,406.56	\$	592,101.94
Cash Receipts	\$	47,833.04	\$	0.00	\$	47,833.04
Cash Disbursements	-\$	35,561.45	-\$	8,574.20	-\$	44,135.65
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	13,030.55
Interest/Dividends	\$	0.00	\$	197.67	\$	197.67
Balance	\$	136,286.97	\$	472,740.58	\$	609,027.55
Reserve Liabilities			-\$	472,740.58		
Due To (From) Operating			-\$	0.00		

Michael Richards gave the January 2019 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. Liens –None at this time.
- C. CD's renewals to be provided for March meeting.

VII. COMMITTEE REPORTS

A. Architectural (Mike Collins, Committee Chair)

- 1. R&S proposals 1844 Topaz Avenue front door has not been installed. Homeowner was sent a letter to contact R&S Construction with no response. R&S has left message and but did no return call.
- 2. R&S Construction proposal for 8582 Parker Lane for installation of fence with two gates will be installed the week of February 17th weather permitting.
- 3. 8621 Twin River request to install solar system. Request was denied at the January 17, 2019 meeting Board requested signature from neighboring homeowners. Homeowner has not responded.
- 4. R&S proposal for 1928 American Way for refurbish of the front door was approved.
- 5. Acres Landscape proposal for concrete repairs. Tabled for March meeting.

B. Landscape/Trees (Kenny Calastro, Committee Chair)

- 1. Copy of SLM Services January 2019 SLM monthly reports were attached for Board review.
- 2. SLM proposal #10190 for Rogue River Circle wall planter planting was approved, but has not been installed yet.
- 3. SLM proposal #10115 for tree trimming for 2019 has been completed excepted Melaleuca and Ficus trees.
- 4. The proposals from SLM Services, Treescape and Oakridge Landscape for the ficus trees on North Bank have been tabled.
- 5. SLM proposal #10318 for ivy removal was denied.

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

- 1. The 12 lounge chairs were delivered and Michael Richard will assemble them and deliver to the pools.

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

Terry Russell gave his report and manager handed more parking notices.

F. Social Committee- (Margie Raddatz)

- 1. Spring cleanup days will be March 22-25, 2019. HOA will bring 40 yard dumpster for residents to use. No HOA garage sale this year. Residents may have their own.

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

A. Termites

- 1. Copy of California Termite Solutions inspections reports and summary-None

B. Pest Control.-Reports from Critter Busters -None

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

- 1. Violation sent to homeowner regarding specific violation- None to address.

D. Violation Appeals –None at this time

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

F. Correspondence

1. #12115 regarding account.

VIII. OLD BUSINESS

None to address

IX. NEW BUSINESS

A. Correspondence from Southern California Edison. No action needed.

B. Manager to do work order for 1872 Rogue River to reseal window and 1837 Montgomery Avenue for drywall repair in garage.

C. At the Executive Session of January 17, 2019 the following was discussed: Violation, Delinquencies, Contract approvals for BPR, Inc. proposal and painting proposals for perimeter wall.

X. NEXT MEETING

The next Board meeting is scheduled for March 21, 2019 at 6:30 PM at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura.

XI. ADJOURNMENT-

Mike Collins adjourned at 7:32PM.

Submitted by Lupe Aguilera

Secretary Martha Symes-Abrams, Secretary