

APPROVED

**SAN SIMEON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 28, 2017 - CAMARILLO HEALTH CARE DIST.
MINUTES**

I. CALL TO ORDER

Treasurer: Julianne Seeley called the meeting to order at 6:33 PM, at the Camarillo Health Care District located in Camarillo.

II. 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,

III. HOMEOWNERS FORUM

IV. APPROVAL OF MINUTES

Bill Taberman made a motion to approve the Minutes for April 26, 2017, Liz Kelley seconded, motion approved with the corrections of who called the previous meeting to order.

V. TREASURER'S REPORT

Treasurer to report the following for month ending **FEBRUARY 2017**:

Beginning Balance Operating	\$160,026.98
Cash Receipts	\$19,750.46
Cash Disbursements	(\$15,851.34)
Other (Transfer/Misc Income)	(\$128.00)
Interest	\$202.98
<u>Operating Cash Balance</u>	<u>\$164,001.08</u>
Beginning Balance Reserves	\$357,731.47
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,132.00
Interest	\$153.65
Reserve Account Balance	\$360,017.12
Budgeted Reserve Liabilities	(\$360,017.12)
Reserve Account Overage/Shortage	(\$0.00)

000003

Treasurer to report the following for month ending **MARCH 2017**:

Beginning Balance Operating	\$164,001.08
Cash Receipts	\$25,843.69
Cash Disbursements	(\$16,461.52)
Other (Transfer/Misc Income)	\$0.00
Interest	\$231.34
<u>Operating Cash Balance</u>	<u>\$173,614.59</u>
Beginning Balance Reserves	\$360,017.12
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$ 2,132.00
Interest	\$174.72
Reserve Account Balance	\$362,323.84
Budgeted Reserve Liabilities	(\$362,323.84)
Reserve Account Overage/Shortage	(\$0.00)

"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"

VI. COMMITTEE REPORTS

Architectural – No action required by Board at this time, Board reviewed all previously approved architectural modifications.

The Board reviewed the letter from the owner of 4793 Calle Descanso with regard to the door that was replaced prior to approval from the association. Board reviewed the request and elected to conditionally approve the front door however the door must be painted to match the existing approved color per the paint scheme.

VII. LANDSCAPE REPORT

Bill made a motion to approve Brightview Tree Care Service proposal dated June 27, 2017 to trim 60 Chinese Elms, 13 Queen Palms & 40 California Sycamores per the arborist's recommendations, Gary seconded, motion passed.

The Board elected to solicit 3 Arborist companies for a 2018 specific tree trimming scope of work. Proposals will be included in the August Board meeting for review.

VIII. MANAGER'S REPORT

A. Correspondence

Board reviewed the request from the owner of account # 34175 to remove the late fee in the amount of \$10.00 after careful review Julianne made a motion to remove \$5.00 of the late fee, Gary seconded motion passed..

B. Delinquencies - Defer to Executive Session

000004

IX. LIENS

160-0-381-075 – Board unanimously agreed to proceed with Lien

OLD BUSINESS

X. NEW BUSINESS

Julianne Seeley provided a report with regard to the irrigation controllers and the benefits of switching to the smart controllers. The Association has a total of 6 irrigation controllers; 2 of which are in working condition and 4 that are near to failing. A rebate program is in place for switching to smart controllers at \$1,260.00 per upgrading to the smart controllers. No action taken at this time.

XI. NEXT MEETING

The next meeting is scheduled to be held on Wednesday, August 23, 2017 at 6:30 PM, at Camarillo Health Care District.

XII. ADJOURNMENT

Treasurer Julianne Seeley adjourned the regular meeting at 7:41 PM.