

APPROVED

**TRACT 4494 HOMEOWNERS ASSOCIATION (AKA ARBOR HILLS HOA)
BOARD OF DIRECTORS MEETING –REGULAR SESSION
MAY 29, 2018
MINUTES**

CALL TO ORDER

The meeting was called to order by President: Paul Smith at 6:04 PM. Meeting held at 801 Knollwood Drive, Newbury Park, CA.

ROLL CALL

President: Paul Smith, Present: Secretary: Rebecca Henle, Treasurer: Jeff Moore & Member at large Brian Thompson

Absent: Vice President: Diana Falberg

Guests: Cheri Conti Association Manager, Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services.

III. APPROVAL OF AGENDA

The agenda was approved as presented, per Board consensus.

IV. OPEN FORUM

V. APPROVAL OF MINUTES

Paul Smith made a motion to approve the March 20, 2018 regular meeting minutes Jeff Moore seconded, motion was approved.

VI. TREASURER'S REPORT

Financial Statement, Operating/Reserve Accounts for March & April 2018 Provided to Board of Directors

Treasurer to report the following for month ending March 2018:

Beginning Balance Operating	\$89,123.64
Operating Cash Balance	\$89,592.43

Beginning Balance Savings	\$446,948.86
Savings Account Balance	\$462,718.31

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Treasurer to report the following for month ending April 2018:

Beginning Balance Operating	\$89,592.43
Operating Cash Balance	\$90,050.52

Beginning Balance Savings	\$462,718.31
Savings Account Balance	\$468,060.38

The Association's bank reconciliations and reserve accounts have been reviewed by the entire Board of Directors.

VII. COMMITTEE REPORTS

Architectural – The Board reviewed the architectural items

The request from 848 Paseo De Leon's addition to the home has been denied by the Board of Directors. This item is at status quo. No further action required or needed at this time.

The Board reviewed the request from 3895 Foxdale Court to renovate the landscaping in the front yard. The request has been approved by the Architectural committee prior to the board meeting.

Landscape – Board discussed and reviewed landscaping items

The Board of Directors reviewed the proposal to upgrade to the Weathermatic irrigation controllers. The Board unanimously agreed to not proceed with the proposal presented by Brightview Landscape Maintenance

VIII. MANAGEMENT REPORT

Various reports, logs, and correspondence provided as information only.

Paul requested that management e-mail the directory over to him so that it may be re-vamped and altered a bit, there was discussion and questions throughout the community with regard to getting in contact with management. The Board would also like to separate the Directory from the Rules and Regulations. The fine policy will be included in the booklet.

Repair & Maintenance

It was reported to management that on the big island the light fixture is not working properly possibly due to a burnt out light bulb.

Brian Thompson inquired about the repairs to the mailboxes and painting of the signs. Cheri will provide further information to the Board at the next meeting.

It was reported to the office of Graffiti on the sidewalk at the entrance near the concrete filler, near the gate closest to Jeff Moores property home.

The Board reviewed the proposal to power wash the entrance to the community. The Board elected to defer this proposal to the next Board meeting.

Delinquency Report – No items at this time

Violations – The following violations were reviewed at the meeting

792 Alderdale – speeding; Uphold
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807 Alderdale – Speeding; Uphold
3881 Briar Ridge – Speeding; Uphold
758 Huntsdale – Parking overnight; Uphold
865 Paseo De Leon – Parking overnight; Uphold
758 Huntsdale – Parking overnight; Uphold
865 Paseo De Leon – Parking overnight; Uphold
799 Alderdale – repair/replace light in front yard; Uphold
792 Alderdale – speeding; Uphold

D. Appeals – None at this time

IX. OLD BUSINESS

There was discussion about redoing the slurry, as the last time it was done two years ago.

X. NEW BUSINESS

The Board elected to defer the organizational meeting until all Board members are present to select officers.

XI. NEXT MEETING

The next Meeting is scheduled to be held on August 14, 2018, at 6:00 PM at First Christian Church, 801 Knollwood Drive, Newbury Park, CA.

XII. ADJOURNMENT

The meeting adjourned at 7:20 PM per Board consensus.