

SANDPIPER VILLAGE II HOMEOWNERS ASSOCIATION
MEETING MINUTES

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- I. The meeting of the Board of Directors of Sandpiper Village II Homeowners Association was held on July 6, 2017. The meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura. Vince DiDomizio called meeting to order at 6:52 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: Mark Zavala is a new homeowner from 2783 Bolker Drive nothing to report, Jeffer Kosowitz owner of several units addresses plumbing.
- IV. Board approved the agenda as presented by Spectrum.
- V. Calendar for 2017 was attached for Board to review.
- VI. Nancy Mitchell made a motion to approve the minutes from May 11, 2017 the motion was seconded by Tom Sonneman and carried unanimously.

VII. TREASURER'S REPORT

| Ending month for May | | | | | | |
|--------------------------------|-----------|------------|----------|------------|-------|------------|
| | OPERATING | | RESERVES | | TOTAL | |
| Beginning Balance | \$ | 220,918.59 | \$ | 587,096.89 | \$ | 808,015.48 |
| Cash Receipts | \$ | 63,688.99 | \$ | 0.00 | \$ | 63,688.99 |
| Cash Disbursements | -\$ | 73,886.35 | -\$ | 17,381.42 | -\$ | 91,267.77 |
| Other (Transfer/Misc. Income | -\$ | 0.00 | \$ | 19,076.00 | \$ | 19,076.00 |
| Interest/Dividends | \$ | 0.00 | \$ | 281.35 | \$ | 281.35 |
| Balance | \$ | 210,721.23 | \$ | 589,072.82 | \$ | 799,794.05 |
| Reserve Liabilities | | | -\$ | 589,072.82 | | |
| ReserveAccountOverage/Shortage | | | -\$ | 0.00 | | |

Nancy Mitchell reviewed all bank reconciliations for operating and reserve accounts for May 2017 as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code. Nancy Mitchell made a motion to approve the May financials, the motion was seconded by Vince DiDomizio and carried unanimously.

- A. Delinquencies Report was attached for Board to review.
- B. Vince DiDomizio made a motion to lien parcel #189-0-410-285; the motion was seconded by Nancy Mitchell and carried unanimously.

VIII. COMMITTEE REPORTS

A. Architectural -None

B. Landscape

1. Board reviewed the SLM Service monthly report for May 2017.

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 May 2017
2. Ventura Pest Control termite summary reports for May 2017
3. Ventura Pest Control termite reports for: 2707, 2708, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2729 Jill Place and 2747 Bolker Drive
4. Non responsive to inspection 2719 Jill Place.

D. Correspondence was sent to individual homeowners regarding their specific violations.

1. 2730 Wendy Place 1st Violation for parking in front of garage. Violation upheld.
2. 2735 Wendy Place 2nd violation with \$50.00 fine for loud party. Violation upheld
3. 2689 Bolker Drive -1st violation for party. Violation upheld.
4. 2745 Wendy Place 1st violation for nuisance. Violation upheld.
5. 2744 Wendy Place 4th violation with \$250.00 fine for smoking is a nuisance. Violation upheld.

E. Violation Appeals

1. 2744 Bolker Drive – 4th violation with \$250.00 fine upheld.

F. Violation Hearing Verdict

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

G. Correspondence-None

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. Accel Roofing to clean roof & roof maintenance not scheduled yet.

XI. NEW BUSINESS

A. Copy of Ventura County notice for back flow testing has been complete.

B. Copy of Loss Control Services for the Board to review no action needs to be taken.

C. Correspondence from a concern homeowner regarding neighbors.

D. BPR proposal was tabled.

E. Vince DiDomizio made a motion to nominate Mark Zavala to the Board of Directors; the motion was seconded by Tom Sonneman and carried unanimously. Mark Zavala accepts the position on the Board.

XII. NEXT MEETING

The next Board meeting is scheduled for September 14, 2017 at 6:30PM at Spectrum

XIII. ADJOURNMENT - Vince DiDomizio adjourned the meeting at 8:21 PM.

Submitted by Lupe Aguilera

Tom Sonneman –Secretary