

**RIVERVIEW VENTURA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 16, 2018**

**I. CALL TO ORDER**

President Mike Collins called the meeting of the Board of Directors to order at 7:02PM. 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, and Secretary Martha Symes-Abrams and absent was Treasurer Michael Richards.

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
- \*\*Joyce Lombard from 1930 Topaz Avenue
- \*\*Mitchell Hewett from 8482 North Bank
- \*\*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 July 19, 2018, Board minutes with corrections. The motion was seconded by Mike Collins and carried unanimously.

**VI. TREASURER'S REPORT**

July 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	104,306.32	\$	445,701.67	\$	550,007.99
Cash Receipts	\$	47,359.36	\$	0.00	\$	47,359.36
Cash Disbursements	-\$	32,316.83	-\$	1,677.90	-\$	33,994.73
Other (Transfer/Misc. Income)	\$	0.00	\$	14,960.55	\$	14,960.55
Interest/Dividends	\$	0.00	\$	2,811.16	\$	2,811.16
Balance	\$	119,348.85	\$	461,795.48	\$	581,144.33
Reserve Liabilities			-\$	461,795.48		
Due To (From) Operating			-\$	0.00		

Martha Symes-Abrams gave the July 2018 financial report and reviewed all bank reconciliations for operating & reserve accounts for July 2018 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 wood repairs and painting for buildings 4, 20, 31 & 32.
2. Notes from walk through with Ross.
3. R&S Construction proposal for 1936 Montgomery Avenue was approved.
4. 1918 Topaz Avenue request to install new windows. Martha Symes-Abrams made a motion to approve the new window installation. The motion was seconded by Margie Raddatz and carried unanimously.
5. 8643 Twin River Circle request to install new windows. Martha Symes-Abrams made a motion to approve the new window installation. The motion was seconded by Margie Raddatz and carried unanimously.
6. R&S Construction proposal for 1836 Topaz Avenue for wood repairs. Margie Raddatz made a motion to approve the wood repairs in the total cost of \$1,335.00. The motion was seconded by Martha Symes-Abrams and carried unanimously.
7. It was reported that the paint on the Abrams building is a different color on the fascia in the patio.

### **B. Landscape (Margie Raddatz & Mike Collins)**

1. Copy of SLM Services July 2018 monthly reports were attached for Board review.

### **C. Trees –(Joyce Lombard, Committee Chair)**

1. SLM proposal #10115 for tree trimming for 2019 & 2020 was tabled. Board is requesting a revised proposal for 1 year and to include evergreens to be trimmed.

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

1. The pool furniture is on order. Check will be given to Joyce Lombard to make payment.

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

No action at this time.

### **F. Social Committee- (Margie Raddatz)**

Nothing to report.

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

### **A. Termites**

1. Copy of California Termite Solutions inspection notice for July 27 & 30, 2018.
2. California Termite Solutions termite reports for 1933, 1935, 1937, 1939 American Way 8702 & 8704 North Bank, 1852 & 1872 Rogue River.

### **B. Pest Control.-Copy of reports from Cragoe Pest Control**

1. Reports attached for Board to view.

### **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. None at this time.

F. Correspondence

1. #12087 plumbing reimbursement.

#### **VIII. OLD BUSINESS**

None at this time.

#### **IX. NEW BUSINESS**

A. At the Executive Session of July 19, 2018 the following was discussed: Approval of the June 21, 2018 Executive Meeting Minutes, Delinquencies.

#### **X. NEXT MEETING**

The next Board meeting is scheduled for September 20, 2018, at 7:00PM at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura.

#### **XI. ADJOURNMENT-**

Mike Collins adjourned at 8:49PM, and went into Executive Session.

Submitted by Lupe Aguilera

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Secretary Martha Symes-Abrams, Secretary