

**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 May 11, 2017. The meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura. Vince DiDomizio called meeting to order at 7: 15 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, Bert Wallace from 2716 Jill Place was appealing violation with fine, Gayle Washburn from 2741 Wendy Place is on the revised document committee gave her opinion and earthquake insurance.
- 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 March 9, 2017 the motion was seconded by Tom Sonneman and carried unanimously.

**VII. TREASURER'S REPORT**

**Ending Month March 2017**

	<b>OPERATING</b>		<b>RESERVES</b>		<b>TOTAL</b>	
Beginning Balance	\$	204, 803.40	\$	764,304.68	\$	969,108.08
Cash Receipts	\$	81,533.82	\$	0.00	\$	81,533.82
Cash Disbursements	-\$	81,668.24	-\$	93,984.45	-\$	175,652.69
Other (Transfer/Misc. Income	-\$	0.00	\$	19,076.25	\$	19,076.00
Interest/Dividends	\$	0.00	\$	291.06	\$	291.06
Balance	\$	<u>204,668.98</u>	\$	<u>689,687.29</u>	\$	<u>894,356.27</u>
Reserve Liabilities			-\$	<u>689,687.29</u>		
Reserve Account Overage/Shortage			-\$	<u>0.00</u>		

**Ending Month April 2017**

	<b>OPERATING</b>		<b>RESERVES</b>		<b>TOTAL</b>	
Beginning Balance	\$	204,668.98	\$	689,687.29	\$	894,356.27
Cash Receipts	\$	59,436.32	\$	0.00	\$	59,436.32
Cash Disbursements	-\$	43,186.71	-\$	21,884.55	-\$	165,071.26
Other (Transfer/Misc. Income	-\$	0.00	\$	19,276.00	\$	19,276.00
Interest/Dividends	\$	<u>0.00</u>	\$	<u>18.15</u>	\$	<u>18.15</u>

Balance	\$	<u>220,918.59</u>	\$	<u>587,096.89</u>	\$	<u>808,015.48</u>
Reserve Liabilities			-\$	<u>585,621.89</u>		
Reserve Account Overage/Shortage			-\$	<u>1,475.00</u>		

Nancy Mitchell reviewed all bank reconciliations for operating and reserve accounts for March & April 2017 as provided to me by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code. Vince DiDomizio seconded; unanimously approved.

A. Delinquencies Report was attached for Board to review.

## VIII. COMMITTEE REPORTS

### A. Architectural

1. 2734 Wendy Place request to install satellite dish -Approved per Association specification.
2. 2751 Wendy Place request to install new satellite dish -Approval pending.
3. 228 W. Hemlock Street request to install new satellite dish -Approved per Association specification.

### B. Landscape

1. Board reviewed the SLM Service monthly report for February, March & April 2017.
2. SLM proposal for 2707 Jill Place was tabled.

## 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 April 2017
2. Ventura Pest Control termite summary reports for March & April 2017
3. Ventura Pest Control termite reports for: 2724, 2726, 2733, 2734 Jill Place, 2690, 2692, 2694, 2696, 2754 Bolker Drive, 2722 Wendy Place, 204, 212, 216, 228, 236, 240, 244, 248 W. Hemlock Street.
4. Non responsive to inspection 2728, 2730, 2731 Jill Place & 2696 Bolker Drive, 204, 220, 224 W. Hemlock Street.

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

1. 2769 Bolker Drive 1<sup>st</sup> Violation for nuisance, business in garage. Violation upheld.
2. 204 W. Hemlock Street-5<sup>th</sup> violation with \$100.00 fine for non-responsive to termite inspection is removed.

3. 2736 Jill Place –6th Violation with \$100.00 fine for for non-responsive to termite inspection. 5th Violation upheld with \$100.00 non-responsive. Send 7th violatiowith \$100.00.
4. 2744 Bolker Drive- 3rd Violation & \$150.00 fine for nuisance (smoking) 3<sup>rd</sup> Violation upheld with \$150.00 fine.

E. Violation Appeals

1. 2744 Bolker Drive – 3<sup>rd</sup> violation with \$150.00 fine upheld.
2. 2716 Jill Place –Board is holding abeyance 3<sup>rd</sup> violation with \$150.00 fine.

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. All Bright Painting has completed the painting project.

XI. NEW BUSINESS

- A. Copy of R&S Construction invoice #3360 total cost \$2,735.00 for 2713 Jill Place balcony wall joists and blocks to be paid from Union Bank Reserves, Component # 5359.
- B. Copy of R&S Construction invoice #3361 total cost \$10,524.00 for rain gutters replace/ repair at 2707, 2708, 2716, 2717, 2723, Jill Place, 216 228, 204, 220, 236 W. Hemlock Street, 2742, 2746, 2757,2762, 2765 Bolker, 2707, 2709, 2713, 2715, 2716, 2723, 2724, 2731,2732, 2733, 2739, 2740, 2745, 2749, 2748 Wendy Place to be paid from Union Bank Reserves, Component # .
- C. Vince DiDomizio made a motion to approve the Audit prepare by Moskowitz and Company for fiscal year end 12/31/16, the motion was seconded by Tom Sonneman the montion carried unanimously
- D. Joe Smigle from Steve Reich Insurance submitted earthquake proposal –Tabled.
- E. Accel Roof & waterproofing proposal for roof maintenance \$105.00 per unit x 134 \$14,070.00. Nancy Mitchell made a motion to approve Accel Roofing proposal the motion was

seconded by Tom Sonneman the motion carried unanimously.

F. Correspondence sent from a concern homeowner on Wendy Place.

XII. NEXT MEETING

The next Board meeting is scheduled for July 13, 2017 at 6:30PM at Spectrum

XIII. ADJOURNMENT - Vince DiDomizio adjourned the meeting at 8:54 PM.

Submitted by Lupe Aguilera

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Tom Sonneman –Secretary