

**SAN SIMEON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 25, 2017 – CAMARILLO HEALTH CARE DIST.
MINUTES**

APPROVED

CALL TO ORDER

President: Rob Hilgerman called the meeting to order at 6:32 PM, at the Camarillo Health Care District located in Camarillo.

ROLL CALL

Present: President Robert Hilgerman, Vice President Gary Alamin, Treasurer Julianne Seeley, Secretary William "Bill" Taber & Member at Large Liz Kelly were present

Absent: None

Also present was Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services,

HOMEOWNERS FORUM

Ben & Michelle Ingram – 1775 Avenida Cafe, Homeowner attended meeting to appeal Board of Directors violation hearing verdict that was upheld at the August 23, 2017 Board meeting.

Timothy & Carmen Carmody – 4837 Caminito Mirador, Homeowner attended meeting to discuss the notice regarding cameras installed at the property approved in 2013.

APPROVAL OF MINUTES

Julianne Seeley made a motion to approve the Minutes for August 23, 2017, with the revision that the landscaping matter in "New Business" be relocated to Landscaping, Robert Hilgerman seconded, motion approved.

TREASURER'S REPORT

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

Beginning Balance Operating	\$192,037.04
Cash Receipts	\$21,918.47
Cash Disbursements	(\$17,641.38)
Other (Transfer/Misc Income)	\$0.00
Interest	\$286.65
<u>Operating Cash Balance</u>	<u>\$196,600.78</u>
Beginning Balance Reserves	\$371,555.73
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,132.00
Interest	\$197.99
Reserve Account Balance	\$373,885.72
Budgeted Reserve Liabilities	(\$373,885.72)
Reserve Account Overage/Shortage	(\$0.00)

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

Beginning Balance Operating	\$196,600.78
Cash Receipts	\$20,890.22
Cash Disbursements	(\$26,418.66)
Other (Transfer/Misc Income)	\$0.00
Interest	\$64.00
<u>Operating Cash Balance</u>	<u>\$191,295.32</u>
Beginning Balance Reserves	\$373,885.72
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$ 2,132.00
Interest	\$221.48
Reserve Account Balance	\$376,239.20
Budgeted Reserve Liabilities	(\$376,239.20)
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"

COMMITTEE REPORTS

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

1705 San Vito Lane – Board reviewed the approved request to repaint home.

4714 La Puma Court – Board reviewed the approved request to renovate the landscaping in front of the home.

2075 Pala Vista Lane – The Board reviewed the denied request to repaint the shutters red.

LANDSCAPE REPORT

The Board reviewed the proposal to replace the irrigation valve on the corner of Calle Brisa and Avenida Cafe, approved by management, no further action required or taken at this time.

MANAGER'S REPORT

Correspondence

Board reviewed the request from the owner of account # 34144 to remove the late fee in the amount of \$10.00 after careful review The Board unanimously agreed to waive the late fee motion passed.

Delinquencies - Defer to Executive Session

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LIENS – No items at this time

OLD BUSINESS

NEW BUSINESS

Liz Kelly requested that the San Simeon Paint Scheme be added to the October agenda to discuss the topic of updated/altering the paint schemes for the HOA. No further action taken at this time after Board discussion.

Robert Hilgerman made a motion to approve the 2018 draft budget in the amount of \$64.00 a month for the 2018 Fiscal Year End, William "Bill" Taber seconded. Motion passed.

NEXT MEETING

The next meeting is scheduled to be an Annual and Regular Board meeting to be held on Tuesday, December 5, 2017 at 6:30 PM, at Camarillo Health Care District.

ADJOURNMENT

President Rob Hilgerman adjourned the regular meeting at 7:56 PM.