

- I. Call to order: 6:34 p.m. 02/20/2019
- II. Roll Call
 - A. Board Members Present: Vice President David Seery, Treasurer Robert Deuson, Member-at-Large Ed Martin, Member-at-Large Matt Isenbarger
 - B. Board Members Absent: President Joe Krystkowiak
 - C. Spectrum Property Services: Cheri Conti, Trevor Asher
 - D. Homeowners: Stephan Di Conti
- III. Homeowners Forum (limit 15 minutes)
 - A. Stephan is interested in assisting the Board, should a need arise.
- IV. Approval of Minutes
 - A. Ed motions to approve the minutes from January 16, 2019 Board Meeting, David seconds.
- V. Calendar / Reserve Calendar
 - A. No changes. Pool heater will be turned on once the pool renovations are complete.
- VI. Resale Report
 - A. None.
- VII. Treasurer's Report
 - A. The board has reviewed all bank reconciliations for operating and reserve accounts as provided by Spectrum Property Services.
- VIII. Committee Reports
 - A. Architectural
 - 1. None
 - B. Landscape
 - 1. Brightview has submitted a plan for work that they intend to do in the community in the coming weeks.
 - C. Pool / Spa
 - 1. MD&D to start beginning early March due to rain. March 4 the pool area will be locked to prevent access and begin to drain the pool / prep the area for work. March 11 is when the demolition work will start. Pool work should be complete by mid-April. Rain could cause further delays. Notice will be sent to all homeowners by Spectrum Property Services.
 - a) MD&D Pools has submitted a proposed payment schedule. \$20k to be paid by 03/11/19, 03/18/19, and 03/25/19. Remaining balance will be paid once final approvals from City of Moorpark and Ventura County Health Department are complete.
 - 2. Additional work needed for the pool area includes taking down the wrought iron fence and painting it. There is damage to the brick wall near the spa, so that will be repaired. Fence to the pool pump area will need to be replaced. Cost for all of these additional items is \$3,755. Ed motioned to approve, and Robert seconds the revised MD&D Estimate and full payment schedule.

- D. Correspondence
 - 1. None
- IX. Managers Report
 - A. Repair and Maintenance Log
 - 1. Backflow testing is being conducted. Should know the results soon. These expenses were factored into the budget.
- X. Violation Log
 - 1. None.
- XI. Delinquency Report: attached for board review
 - 1. Account 39119. Homeowner continues to make payments of \$200 per month in accordance with the previously agreed upon payment plan.
- XII. Old Business
 - A. None.
- XIII. New Business
 - A. Draft budget was provided for Board review. Discussed and decided to table until the next Board Meeting. David motions, and Ed seconds to table until the next Board meeting.
- XIV. Next Meeting
 - A. The next meeting of the Board of Directors is scheduled to be held on March 20, 2019 at 6:30 pm. Location TBD depending on the pool project.
- XV. Adjournment: 7:15 pm by David

- XVI. Executive Session – Legal, Delinquencies
 - A. None