

**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 September 13, 2018. The meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura. Vince DiDomizio called meeting to order at 7:04 PM.

II. The following Board of Directors was present Secretary: President: Vince DiDomizio Tom Sonneman, Treasurer: Mark Zavala and absent was Gayle Washburn.

Also present was Manager Lupe Aguilera of Spectrum Property Services, also acting as Recording Secretary.

III. Homeowners present-None Present

IV. Board approved the agenda as presented by Spectrum.

V. Calendar for 2018 was attached for Board to review.

VI. Tom Sonneman made a motion to approve the minutes from July 12, 2018 the motion was seconded by Mark Zavala and carried unanimously.

VII. **TREASURER'S REPORT –Ending month for July 2018**

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	254,902.47	\$	758,559.17	\$	1,013,461.64
Cash Receipts	\$	64,088.8646, 458.16	\$	0.00	\$	64,088.86
Cash Disbursements	-\$	76,073.3647, 925.97	-\$	2,200.5022,960- 65	-\$	78,273.8670,88 6.62
Other (Transfer/Misc. Income	-\$	470.008,386- 83	\$	19,934.4032,668 -90	\$	19,464.4041,05 5.
Interest/Dividends	\$	10.27	\$	624.10	\$	634.37
Balance	\$	<u>242,458.24</u> <u>6,661.69</u>	\$	<u>776,917.17</u> <u>154,610.11</u>	\$	<u>1,019,375.41</u> <u>1,271.80</u>
Reserve Liabilities			-\$	<u>776,917.17</u> <u>168,014.61</u>		
ReserveAccountOverage/Shortage			-\$	<u>0.00</u> <u>13.</u>		

Ending month for August 2018

	OPERATING		RESERVES		TOTAL	
Beginning Balance	\$	242,458.24	\$	776,917.17	\$	1,019,375.41

Cash Receipts	\$	72,414.3046, 458.	\$	0.00	\$	73,414.30
Cash Disbursements	-\$	41,256.8347, 925.97	-\$	265.0022,9	-\$	41,521.8370,88 6.62
Other (Transfer/Misc. Income	-\$	0.08,386.830	\$	19,934.4032,668 -90	\$	19,934.4041,05 5.
Interest/Dividends	\$	0.00	\$	26.79	\$	26.79
Balance	\$	<u>274,615.71</u> <u>6,661.69</u>	\$	<u>796,613.36</u> <u>154,6</u> <u>10.11</u>	\$	<u>1,071,229.07</u> <u>16</u> <u>1,271.80</u>
Reserve Liabilities			-\$	<u>796,613.36</u> <u>168,014.61</u>		
Reserve Account Overage/Shortage			-\$	<u>0.00</u> <u>13.</u>		

Mark Zavala reviewed all bank reconciliations for operating and reserve accounts for July & August 2018 as provided to by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil. Mark Zavala made a motion to approve the July & August 2018 financials, the motion was seconded by Tom Sonneman and carried unanimously.

A. Delinquencies Report was attached for Board to review.

VIII. COMMITTEE REPORTS

A. Architectural

1. 2709 Jill Place request to install heater to be discussed in Executive Session.

B. Landscape

1. Board reviewed the SLM Service monthly report for June & July 2018.
2. Proposal for plant removal and installation –tabled
3. The new plants are dead.

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 July & August 2018

2. Ventura Pest Control termite summary reports Board to viewed for July & August 2018
3. The Board reviewed the R&S proposal for termite work per inspection reports. Tom Sonneman made a motion to approve the following proposals 2747, 2753, 2755, and 2756 2760, 2765, 2771, 2775, 2779, 2781, 2783 Bolker Drive in the amount of \$4,699.00 and to paid from Reserves, the motion was seconded by Vince DiDomizio and carried Unanimously.

- D. Correspondence was sent to individual homeowners regarding their specific violations.
1. 2716 Jill Place-Violation upheld.

E. Violation Appeals

1. None to address at this time

F. Violation Hearing Verdict-

1. There were none to address.

G. Correspondence

None at this time

H. Patrol

1. Reports from Archon Protection were review be the Board.

X. OLD BUSINESS

- A. The Board is working on draft revised CC&R's. The draft revised By-Laws have been reviewed.
- B. 208 W. Hemlock Street & 2440 W. Hemlock Street –Cancel installation for the neighboring wall.

XI. NEW BUSINESS

- A. Vincie DiDomizio made a motion to approve Owens, Moskowitz and Associates to prepare the audit and taxes for fiscal year end 12/31/18 at the total cost of \$1,625, the motion was seconded by Tom Sonneman and the carried unanimously.
- B. At the Executive meeting of July 12, 2018 the Board approved May 10, 2018 Executive meeting minutes, Discussed Delinquencies and Architectural modification for 2709 Jill Place.

XII. NEXT MEETING

The next Board meeting is scheduled for November 8, 2018 at 6:30PM at Spectrum.

XIII. ADJOURNMENT - Vince DiDomizio adjourned the meeting at 7:48 PM.

Submitted by Lupe Aguilera

Tom Sonneman –Secretary