

**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 January 12, 2017. The meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura. Vince DiDomizio called meeting to order at 6:45 PM.
- II. The following Board of Directors was present President: Vince DiDomizio, Treasurer: Nancy Mitchell & Secretary: Tom Sonneman. Absent was Member at Large: Timothy Sheldon  
  
Also present was Manager Lupe Aguilera of Spectrum Property Services, also acting as Recording Secretary.
- III. Homeowners present: Jeff Kosowitz owner of several units and Gayle Washburn 2741 Wendy Place.
- IV. Board approved the agenda as presented by Spectrum.
- V. Calendar for 2017 was attached for Board to review.
- VI. Vince DiDomizio made a motion to approve the minutes from October 13, 2016 and Nancy Mitchell second the motion. MOTION PASSED. Tom Sonneman abstain was absent for for meeting.

**VII. TREASURER'S REPORT**

**Month October 2016**

	<b>OPERATING</b>		<b>RESERVES</b>		<b>TOTAL</b>	
Beginning Balance	\$	151,202.21	\$	969,826.50	\$	1,121,028.71
Cash Receipts	\$	65,287.55	\$	0.00	\$	65,287.55
Cash Disbursements	-\$	48,059.48	-\$	42,437.00	-\$	90,496.48
Other (Transfer/Misc. Income	-\$	0.00	\$	19,076.25	\$	19,076.25
Interest/Dividends	\$	0.00	\$	89.28	\$	89.28
Balance	\$	<u>166,430.28</u>	\$	<u>946,555.03</u>	\$	<u>1,114,985.31</u>
Reserve Liabilities			-\$	<u>946,555.03</u>		
ReserveAccountOverage/Shortage			-\$	<u>0.00</u>		

**Month November 2016**

	<b>OPERATING</b>		<b>RESERVES</b>		<b>TOTAL</b>	
Beginning Balance	\$	168,430.28	\$	946,555.03	\$	1,114,985.31
Cash Receipts	\$	64,602.53	\$	0.00	\$	64,602.53
Cash Disbursements	-\$	7 4,864.23	-\$	34,023.70	-\$	108,887.93
Other (Transfer/Misc. Income	-\$	0.00	\$	19,076.25	\$	19,076.25
Interest/Dividends	\$	<u>0.00</u>	\$	<u>91.71</u>	\$	<u>91.71</u>

Balance	\$	<u>158,168.58</u>	\$	<u>931,699.29</u>	\$	<u>1,089,867.87</u>
Reserve Liabilities			-\$	<u>931,699.29</u>		
Reserve Account Overage/Shortage			-\$	<u>0.00</u>		

**December 2016**

	<b>OPERATING</b>		<b>RESERVES</b>		<b>TOTAL</b>	
Beginning Balance	\$	158,168.58	\$	931,699.29	\$	1,089,867.87
Cash Receipts	\$	66,599.61	\$	0.00	\$	66,599.61
Cash Disbursements	-\$	39,151.27	-\$	42,43.70	-\$	81,604.97
Other (Transfer/Misc. Income)	-\$	0.00	\$	19,076.25	\$	19,076.25
Interest/Dividends	\$	0.00	\$	89.44	\$	89.44
Balance	\$	<u>185,616.92</u>	\$	<u>908,411.28</u>	\$	<u>1,094,028.20</u>
Reserve Liabilities			-\$	<u>908,411.28</u>		
Reserve Account Overage/Shortage			-\$	<u>0.00</u>		

"I Nancy Mitchell have reviewed all bank reconciliations for operating and reserve accounts for October, November & December 2016 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.
- B. Vince DiDomizio made a motion to lien parcel #189-09390-135 and Tom Sommeman second the motion. Motion Passed. Motion Passed.

## VIII. COMMITTEE REPORTS

### A. Architectural

- 1. 2779 Bolker Drive request to install new garage door -Approved per Association specification.
- 2. 240 W. Hemlock Street install new cable wires-Approved

### B. Landscape

- 1. Board reviewed the SLM Service monthly report for October & November 2016.

## 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 & non-responsive for September, October, November & December 2016
- 2. Ventura Pest Control termite reports for: 2707, 2708, 2709, 2710, 2712, 2713, 2714, 2715, 2717, 2718, 2719, 2720, 2721, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728,

2729, 2730, 2731, 2732, 2733, 2734, 2737, 2738, 2739, 2740, 2741, 2742, 2745, 2747, 2748, 2749, 2750, 2751, 2752, 2753 & 2754 Wendy & 2746, 2747 Bolker Drive & 2715 Jill Place

- D. Correspondence was sent to individual homeowners regarding their specific violations.  
The following were upheld:

1. 2716 Jill Place- 2<sup>nd</sup> Violation with a \$50.00 fine for nuisance, business in garage and parking in front of garage. 2<sup>nd</sup> violation upheld with \$50.00 fine.
2. 2745 Bolker Drive -1<sup>st</sup> violation with \$100.00 fine for non-responsive to termite inspection. 1<sup>st</sup> Violation removed with \$100.00. Scheduled appointment.
3. 204 W. Hemlock Street- 3<sup>st</sup> violation with \$100.00 fine for non-responsive to termite inspection. 3<sup>st</sup> Violation upheld with \$100.00 non-responsive. Send 4<sup>th</sup> violation with \$100.00.
4. 2736 Jill Place -4<sup>th</sup> violation with \$100.00 fine for non-responsive to termite inspection. 4<sup>th</sup> Violation upheld with \$100.00 non-responsive. Send 5<sup>th</sup> violation with \$100.00.
5. 2736 Wendy Place- 1<sup>st</sup> Violation for Nuisance and Garage usage. Working on vehicle and carbon monoxide is rising to upstairs unit. 1<sup>st</sup> Violation was upheld.
6. 2744 Bolker Drive -1<sup>st</sup> Violation for Nuisance smoking in garage and smoke rising to upstairs unit. 1<sup>st</sup> Violation Upheld.

E. Violation Appeals -None

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 by the Board.

## X. OLD BUSINESS

- A. The Board reviewed revised By-Laws & CC&R's. There was discussion and the next meeting they will have question for the attorney. Jeff Kosowitz gave the Board members his concerns and removes and additions that should be added.

B. Painting

1. All Bright Painting has completed 50% of painting in the community.

## XI. NEW BUSINESS

- A. Correspondence from 2720 Wendy Place request to remove late fee of \$9.49. Vince DiDomizio made a motion to remove the late fee of \$9.49 and Tom Sommeman second the motion. Motion Passed.
- B. Correspondence from 2713 Wendy Place regarding account request to move late of \$7.81. DiDomizio made a motion to deny the removal of the late fee of \$7.81 and Tom Sommeman second the motion. Motion Passed.
- C. Reserve Study prepared by Associates Reserve was approved and a summary was mailed with the budget to the members.
- D. Budget for fiscal year end 12/31/17 was approved with no increase and final copy was mailed to the members.
- E. Copy of Quality Plumbing invoice #12368 & #13397 to be paid from Union Bank Reserves, Component #5414 (repipe).
- F. Copy of R&S Construction invoice #3234, #3235, #3236 & #3237 to be paid from Union Bank Reserves, Component # 5359.(wood repairs)
- G. Correspondence from 2749 Bolker Drive regarding landscape – no Action -FYI

## XII. NEXT MEETING

The next meeting Board meeting scheduled February 9, 2017 at 6:30PM at Spectrum

## XIII. ADJOURNMENT - Vince DiDomizio adjourned the meeting at 9:10 PM.

Submitted by Lupe Aguilera

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Tom Sonneman –Secretary