

**TRACT 4494 HOMEOWNERS ASSOCIATION (AKA ARBOR HILLS HOA)**  
**BOARD OF DIRECTORS MEETING –REGULAR SESSION**  
**AUGUST 14, 2018**  
**MINUTES**

APPROVED

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**CALL TO ORDER**

The meeting was called to order by President: Paul Smith at 6:02 PM. Meeting held at 801 Knollwood Drive, Newbury Park, CA.

**ROLL CALL**

Present: President: Paul Smith, Vice President: Diana Falberg, Secretary: Rebecca Henle, Treasurer: Jeff Moore & Member at large Brian Thompson

Absent: None

Guests: Cheri Conti Association Manager, Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services.

**III. APPROVAL OF AGENDA**

The agenda was approved as presented, per Board consensus.

**IV. OPEN FORUM**

**V. APPROVAL OF MINUTES**

Paul Smith made a motion to approve the May 29, 2018 regular meeting minutes Brian Thompson seconded, motion was approved.

**VI. TREASURER'S REPORT**

Financial Statement, Operating/Reserve Accounts for May, June & July 2018 Provided to Board of Directors

**Treasurer to report the following for month ending May 2018:**

Beginning Balance Operating	\$90,050.52
Operating Cash Balance	\$90,228.39

Beginning Balance Savings	\$468,090.38
Savings Account Balance	\$474,199.60

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**Treasurer to report the following for month ending June 2018:**

Beginning Balance Operating	\$90,228.39
Operating Cash Balance	\$84,599.56

Beginning Balance Savings	\$474,199.60
Savings Account Balance	\$480,063.73

**Treasurer to report the following for month ending July 2018:**

Beginning Balance Operating	\$84,599.56
Operating Cash Balance	\$82,740.46

Beginning Balance Savings	\$480,063.73
Savings Account Balance	\$485,943.85

The Association's bank reconciliations and reserve accounts have been reviewed by the entire Board of Directors.

**VII. COMMITTEE REPORTS**

**Architectural – The Board reviewed the architectural items**

As of the date of the meeting no updates available at this time for address 848 Paseo De Leon with regard to the addition to the home. The request has been denied by the Board of Directors.

The Board reviewed the request from 3890 Briar Ridge to renovate the landscaping in the front yard. The request has been approved by the Architectural committee prior to the Board meeting.

The Board reviewed the request from 766 Huntsdale to replace the garage door. The request has been approved by the Architectural committee prior to the Board meeting.

**Landscape – Board discussed and reviewed landscaping items**

It was reported during the meeting that the irrigation along the slope near 841 Paseo De Leon are not turning on. Manager will instruct the landscapers to turn on irrigation to test area.

**VIII. MANAGEMENT REPORT**

Various reports, logs, and correspondence provided as information only.

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The Board President Paul Smith elected to postpone the rules and regulations to be sent out to the membership. The rules and regulations will require further cleaning up and will be sent out for Board approval prior to distributing them to the residents; however no changes are being made at this time.

### **Repair & Maintenance**

Brian made a motion to approve Exclusive Cleaning Concepts to power wash the main gate entryway. Jeff seconded, motion was approved.

### **Delinquency Report – No items at this time**

### **Violations – The following violations were reviewed at the meeting**

3897 Briar Ridge Court – Speeding; Uphold  
865 Paseo De Leon – Trailer; Remove  
758 Huntsdale – Parking overnight; Uphold  
816 Alderdale Court – Parking overnight; Uphold  
865 Paseo De Leon – Speeding; Uphold  
816 Alderdale Court – Speeding; Uphold  
823 Alderdale Court – Speeding; Uphold  
807 Alderdale – Parking overnight; Remove  
807 Alderdale – Parking overnight; Remove

D. Appeals – Action was taken after addressing with individual homeowner(s) mentioned below;

807 Alderdale Court – Zain Haidermota – Homeowner appealing the two violations and informed Board that the vehicles belong to guests staying overnight. Homeowner also inquired about holding individual garage sales.

## **IX. OLD BUSINESS**

## **X. NEW BUSINESS**

The Board discussed the matter of a homeowner placing rat poison in the front lawn to assist in eradicating and removing rats from the development or in the area of the home. Paul Smith suggested to the manager that a pest control company be contacted to obtain additional options that can be exhausted that are more pet & kid safe. It was reported that the rat poison pellets are blowing into the sidewalk and street from the wind.

Paul made a motion to approve the request to proceed with the review from Allyn Moskowitz in the amount of \$1,125 Brian seconded motion was approved.

Paul requested that manger obtain proposals to complete repairs to the fencing along Reino that belongs to the City of Newbury Park.

**XI. NEXT MEETING**

The next Meeting is scheduled to be held on October 9, 2018, at 6:00 PM at First Christian Church, 801 Knollwood Drive, Newbury Park, CA.

**XII. ADJOURNMENT**

The meeting adjourned at 7:00 PM per Board consensus.