

**RIVERVIEW VENTURA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MARCH 21, 2019**

**I. CALL TO ORDER**

President Mike Collins called the meeting of the Board of Directors to order at 6:35 PM. Board Meeting was held at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura, CA 93003.

**II. ROLL CALL**

The following Board Members were present: President Mike Collins, Vice President Margie Raddatz, Secretary Martha Symes-Abrams, Treasurer Michael Richards and Director Kenny Calauastro.

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

**III. HOMEOWNERS FORUM**

Present homeowners:

**\*\*Terry & Diane Russell** from 1842 Rogue River Circle

**\*\*Juergen Ohrt**-1844 Topaz Avenue-has agreed to have the fiber glass doors installed at this unit. He will contact R&S Construction.

**\*\*Geoge Abrams**-8742 North bank

**IV. CALENDAR 2019**

Board reviewed.

**V. APPROVAL OF MINUTES**

Martha Symes-Abrams made a motion to approve the February 21, 2019 minutes with corrections. The motion was seconded by Margie Raddatz and carried unanimously.

**VI. TREASURER'S REPORT**

month ending February 2019 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	125,695.38	\$	466,406.56	\$	592,101.94
Cash Receipts	\$	47,833.04	\$	0.00	\$	47,833.04
Cash Disbursements	-\$	35,561.45	-\$	8,574.20	-\$	44,135.65
Other (Transfer/Misc. Income)	\$	0.00	\$	14,710.55	\$	13,030.55
Interest/Dividends	\$	0.00	\$	197.67	\$	197.67
Balance	\$	136,286.97	\$	472,740.58	\$	609,027.55
Reserve Liabilities			-\$	472,740.58		
Due To (From) Operating			-\$	0.00		

Michael Richards gave the January 2019 financial report and reviewed all bank reconciliations for operating & reserve accounts provided by Spectrum Property Services in accordance with Section Civ. Code §5500 California Civil Code.

A. Delinquency report was attached for Board to view.

B. Liens –None at this time.

C. CD's-Margie Raddatz made a motion to roll over the CD maturing March 27, 2019 to be put into a 17 month at 2.50% at US Bank, the motion was seconded by Martha Symes-Abrams and carried unanimously.

## **VII. COMMITTEE REPORTS**

A. Architectural (Mike Collins, Committee Chair)

1. R&S proposals 1844 Topaz Avenue front door has not been installed. Homeowner will schedule door installation with R&S Construction.
2. 8621 Twin River request to install solar system. ( no response)
3. Concrete proposals from Acres Landscape & Oaks ridge Landscape

B. Landscape/Trees (Kenny Calastro, Committee Chair)

1. Copy of SLM Services February 2019 SLM monthly reports were attached for Board review.
2. SLM proposal #10190 for Rogue River Circle wall planter planting was approved, but has not been installed yet.
3. SLM proposal #10204 for planting of various area – Tabled
4. SLM trimmed the ficus Rubiginosa trees at 8726-872 North Bank.
5. Proposal from SLM, Oakridge Landscape & Showscapes were reviewed by the Board. Margie made a motion to approve to remove the Medaleuca Tree at \$495.00 and install a pink crepe Myrtle tree at \$275.00, the motion was seconded by Michael Richards and carried unanimously.

D. Pool (Michael Richards & Mike Collins, Committee Chair)

1. Pool heater to be turned on April 1, 2019.

E. Parking-(Mike Collins, Terry Russell, Tracy Blackwell)

Terry Russell gave his report.

F. Social Committee- (Margie Raddatz)

1. Spring cleanup days will be March 22-25, 2019. Margie Raddatz has ordered the 40 yard dumpster.

## **VIII. MANAGER'S REPORT - Repair & Maintenance Log was attached for Board review.**

A. Termites

1. Copy of California Termite Solutions inspections reports and summary-None

B. Pest Control.-Reports from Critter Busters -None

C. Correspondence sent to individual homeowners regarding their specific violation.

1. Violation sent to homeowner regarding specific violation- Executive Session.

D. Violation Appeals –None at this time

E. Violation Hearing Verdicts- Correspondence sent to individual homeowners regarding their specific Violation hearing verdict.

F. Correspondence –None to address.

## **VIII. OLD BUSINESS**

None to address

## **IX. NEW BUSINESS**

- A. Rules and Regulations-Board to review
- B. GPM proposal to repair asphalt at 1889 Montgomery Avenue was approved and completed.
- C. At the Executive Session of February 21, 2019 the following was discussed: Violation, Delinquencies, BPR, Inc. proposal for sidewalk grinding was revised and painting proposals for perimeter wall was tabled.

## **X. NEXT MEETING**

The next Board meeting is scheduled for April 18, 2019 at 6:30 PM at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura.

## **XI. ADJOURNMENT-**

Mike Collins adjourned at 8:05PM.

Submitted by Lupe Aguilera

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Secretary Martha Symes-Abrams, Secretary