

**RIVERVIEW VENTURA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JULY 19, 2018**

I. CALL TO ORDER

President Mike Collins called the meeting of the Board of Directors to order at 7:03PM. 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, Treasurer Michael Richards and Absent was Secretary Martha Symes-Abrams.

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

**Joyce Lombard from 1930 Topaz Avenue

IV. CALENDAR 2018

Board reviewed.

V. APPROVAL OF MINUTES

Margie Raddatz made a motion to approve the June 21, 2018, Board minutes with corrections. The motion was seconded by Michael Richards and carried unanimously.

VI. TREASURER'S REPORT June 2018 Financials

	OPERATING		RESERVES		Total Cash & Investments	
Beginning Balance	\$	115,477.52	\$	442,898.28	\$	558,375.80
Cash Receipts	\$	48,140.16	\$	0.00	\$	48,140.16
Cash Disbursements	-\$	58,931.36	-\$	11,724.00	-\$	70,655.36
Other (Transfer/Misc. Income)	\$	380.00	\$	14,245.28	\$	13,865.28
Interest/Dividends	\$	0.00	\$	282.11	\$	282.11
Balance	\$	104,306.32	\$	445,701.67	\$	550,007.99
Reserve Liabilities			-\$	445,701.67		
Due To (From) Operating			-\$	0.00		
Due To (From) Operating			-\$	0.00		

Michael Richards gave the June 2018 financial report and reviewed all bank reconciliations for operating & reserve accounts for May 2018 provided by Spectrum Property Services in accordance with Section Civ. Code §5500 California Civil Code. Michael Richards made a motion to approve the June 2018, treasurer's report. The motion was seconded by Margie Raddatz and carried unanimously.

A. Delinquency report was attached for Board to view.

B. Lien –None at this time.

VI. COMMITTEE REPORTS

A. Architectural (Mike Collins, Committee Chair)

1. R&S has begun the wood repairs and painting for buildings 4, 20, 31 & 32.
2. Notes from walk through with Ross.
3. Correspondence from 1936 Montgomery Avenue regarding wood repairs. Contacted Ross from R&S to repair the post with Router edges the cost would be about \$2,800.00. Margie Raddatz made a motion to move forward with repairs at 1936 Montgomery Avenue using the router edge for the post and the amount not to exceed \$2,800.00. The motion was seconded by Michael Richards and carried unanimously.

B. Landscape (Margie Raddatz & Mike Collins)

1. Copy of SLM Services June 2018 monthly reports were attached for Board review.

C. Trees –(Joyce Lombard, Committee Chair)

1. SLM proposal #10115 for tree trimming for 2019 & 2020 was table. Questions were the proposal does not include evergreens and how many are they?

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

1. Michael Richard made a motion to purchase pool furniture chairs, ottomans not to exceed \$500.00. The motion was seconded by Margie Raddatz and carried unanimously.

E. Parking-

No action at this time.

F. Social Committee- (Margie Raddatz)

Margie Raddatz will have an article for the newsletter. The Board and Social Committee would like to let residents know that they may have a garage sale of their own ANY TIME during the year, following guidelines of the Riverview Ventura HOA Rules & Regulation and the City of Ventura policies. Homeowner's don't need to wait for a community garage sale. The Association will hold an Annual Spring Clean-Up Event every April and bring in a large dumpster for the community to help do your Spring Cleaning.

VII. MANAGER'S REPORT - Repair & Maintenance Log was attached for Board review.

A. Termites

1. Copy of California Termite Solutions inspection notice for June 28 & 29, 2018
2. California termite Solutions termite reports for 1857, 1880, 1886 Montgomery Avenue, 1854, 1870, 1872, 1874, 1876 Topaz Avenue, 8625, 8627 Twin River Circle.
3. 1908 Topaz Avenue termite report unit is in escrow.
4. 1840 Rogue River Circle termite report and copy of the letter of intent, unit in escrow.
5. 1832 Topaz Avenue termite report and copy of the letter of intent, unit in escrow.
6. Margie Raddatz made a motion to approve R&S Construction proposal for the following wood repairs per termite reports 1870 & 1874 Topaz Avenue, 1880, 1882 & 1884 Montgomery Avenue and 1870 Topaz Avenue in the total amount of \$3,045.00 to be paid from Union Bank Reserve component #5315. The motion was seconded by Michael Richards and carried unanimously.

B. Pest Control.-Copy of reports from Cragoe Pest Control

1. There is activity of moles and gophers in community.

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

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

D. Violation Appeals –None at this time

E. Violation Hearing Verdicts-

Correspondence sent to individual homeowners regarding their specific violation hearing verdict.

None at this time.

F. Correspondence

1. #12061 regarding account.

VIII. OLD BUSINESS

None at this time.

IX. NEW BUSINESS

A. At the Executive Session of June 21, 2018 the following was discussed: Approval of the May 17, 2018 Executive Meeting Minutes, Delinquencies.

X. NEXT MEETING

The next Board meeting is scheduled for August 16, 2018 at 7:00PM at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura.

XI. ADJOURNMENT-

Mike Collins adjourned at 8:37PM, and went into Executive Session.

Submitted by Lupe Aguilera

Secretary Martha Symes-Abrams, Secretary