

APPROVED

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
ARBOR HILLS HOMEOWNERS ASSOCIATION
OCTOBER 24, 2017

CALL TO ORDER: The meeting was called to order at 6:00 PM by President Smith.

ROLL CALL: The board discussed filling the vacant seat and pursuant to Corporate Code Section 7224 (a) nominated Rebecca Henle. Motion made by Paul Smith, seconded by Brian Thompson to appoint Rebecca Henle to fill the vacant seat. Motion passed unanimously.

TREASURERS REPORT:

Treasurer to report the following for month ending July 2017

Beginning Balance Operating	\$83,195.89
Cash Receipts	12,808.25
Cash Disbursements	(8,309.02)
Other (Transfer/Misc Income)	(4,867.18)
Operating Cash Balance	\$82,847.05
Beginning Balance Savings	\$419,006.00
Cash Receipts	0.00
Disbursements	(0.00)
Other (Transfer/Misc.)	4,867.18
Interest	\$205.96
Savings Account Balance	\$424,079.14
Budgeted Reserve Liabilities	(\$424,079.14)
Reserve Account Overage/Shortage	\$ 0.00

Treasurer to report the following for month ending August 2017

Beginning Balance Operating	\$82,847.05
Cash Receipts	15,698.06
Cash Disbursements	(10,431.75)
Other (Transfer/Misc Income)	(4,867.18)
Operating Cash Balance	\$83,265.29
Beginning Balance Savings	\$424,079.14
Cash Receipts	0.00
Disbursements	(0.00)
Other (Transfer/Misc.)	4,867.18
Interest	\$206.20
Savings Account Balance	\$429,152.52
Budgeted Reserve Liabilities	(\$429,152.52)
Reserve Account Overage/Shortage	\$ 0.00

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Treasurer to report the following for month ending September 2017

Beginning Balance Operating	\$83,265.29
Cash Receipts	14,183.00
Cash Disbursements	(5,166.51)
Other (Transfer/Misc Income)	(4,867.18)
Operating Cash Balance	\$87,433.10
Beginning Balance Savings	\$424,079.14
Cash Receipts	0.00
Disbursements	(0.00)
Other (Transfer/Misc.)	4,867.18
Interest	\$199.75
Savings Account Balance	\$434,219.45
Budgeted Reserve Liabilities	(\$434,219.45)
Reserve Account Overage/Shortage	\$ 0.00

"I have reviewed all bank reconciliations for operating and reserve accounts as provided to me by Spectrum Property Services, in accordance with the California Civil Code."

COMMITTEE REPORTS:

- 1) 848 Paseo de Leon addition was denied. Owner would like to resubmit with a different smaller layout.
- 2) 759 Alderdale front yard landscaping was approved.
- 3) 857 Paseo de Leon for landscape improvements and painting was approved.
- 4) 873 Paseo de Leon for solar was approved.
- 5) 3865 Briar Ridge for a patio cover was approved.

LANDSCAPE:

- 1) The board reviewed the information on the sprinkler upgrade and after due discussion elected to not move forward and check to see if there was another company that is possibly less expensive.
- 2) Testing to be done by Crowder Backflow per the county.
- 3) The proposal for the tree trimming was approved and is scheduled to be done on 10/25/17.

RULES AND REGULATIONS:

- 1) The changes to the rules were finally approved. Notices to be sent to members advising of same.

MANAGERS REPORT:

- 1) Cleaning of the front entry and columns were completed by Exclusive Cleaning Concepts.

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2) R&S Construction replaced fence posts and railing for the association fences along the jogging path.

DELINQUENCY REPORT:

The delinquency report was reviewed by the board.

VIOLATIONS:

- 1) 3897 Briar Ridge for parking was upheld.
- 2) 758 Huntsdale violation for landscaping in the front yard was removed as the owner has done the work needed to bring the yard into compliance.
- 3) 3890 Briar Ridge for parking was upheld.
- 4) 3897 Briar Ridge for parking was removed.
- 5) 3872 Foxdale for parking was removed after having read the owners appeal.

CORRESPONDENCE:

- 1) Lighting by Rahn submitted a proposal for holiday lights at a cost of \$1,800.00 pending receipt from them of their certificate of insurance covering associations. Manager left message advising them of the insurance requirements again.
- 2) Party cost breakdown was removed and the return of \$150.00 from Magic Jump Rentals was received.

OLD BUSINESS:

- 1) Audit was approved by the board and was mailed to the members.
- 2) The draft reserve study was approved by motion made by Paul Smith, seconded by Jaime Lipsett. Motion passed unanimously.

NEW BUSINESS:

- 1) The new budget for FYE 12/31/18 was approved by a motion made by Paul Smith, seconded by Rebecca Henle for the assessment rate of \$202.50 for the calendar year 2018.

NEXT MEETING:

The Board of Directors meeting is scheduled to be held on January 9, 2018 at 6:00 PM at the First Christian Church 801 Knollwood Drive, Newbury Park.