

**SAN SIMEON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 22, 2018 – CAMARILLO HEALTH CARE DIST.
MINUTES**

APPROVED

CALL TO ORDER

President: Rob Hilgerman called the meeting to order at 6:32 PM, at the Camarillo Health Care District located in Camarillo.

ROLL CALL

Present: President Robert Hilgerman, Vice President Gary Alamin, Treasurer Julianne Seeley & Member at Large Liz Kelly were present.

Absent: Secretary William "Bill" Taber.

Also present was Assistant Manager and Recording Secretary Raymond Melero of Spectrum Property Services,

HOMEOWNERS FORUM

Liz Galaviz – 1791 Montsalas Court: Homeowner attending meeting to appeal the multiple violations for distressed grass and damaged fence as well as violation monetary penalties.

Dario Grossberger – 1877 Avenida Navidad; Homeowner attending meeting to appeal the violations for distressed grass and overgrown weeds along with violation monetary penalties.

APPROVAL OF MINUTES

Julianne made a motion to approve the Minutes for June 27, 2018, Liz seconded, motion approved.

TREASURER'S REPORT

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

Beginning Balance Operating	\$175,141.49
Cash Receipts	\$23,240.61
Cash Disbursements	(\$18,558.19)
Other (Transfer/Misc Income)	(\$106.77)
Interest	\$494.18
<u>Operating Cash Balance</u>	<u>\$180,211.32</u>
Beginning Balance Reserves	\$381,268.31
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,137.35
Interest	\$285.48
Reserve Account Balance	\$383,691.14
Budgeted Reserve Liabilities	(\$383,691.14)
Reserve Account Overage/Shortage	(\$0.00)

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

Beginning Balance Operating	\$180,211.32
Cash Receipts	\$21,503.59
Cash Disbursements	(\$18,481.46)
Other (Transfer/Misc Income)	(\$106.77)
Interest	\$467.49
Operating Cash Balance	\$183,807.71
Beginning Balance Reserves	\$383,691.14
Cash Receipts	\$0.00
Disbursements	\$0.00
Other (Transfer/Misc.)	\$2,137.35
Interest	\$312.92
Reserve Account Balance	\$386,141.41
Budgeted Reserve Liabilities	(\$386,141.41)
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, Section Civ. Code §5500 California Civil Code"

COMMITTEE REPORTS

Architectural – No action required by Board at this time. The Board reviewed all previously approved architectural modifications.

4793 Calle Descanso – The Board reviewed the letter from Legal Counsel requesting that the homeowner paint the front door to the correct color per the paint scheme for the property. The Board will be readdressing the matter at the October Board meeting. Notification will be sent to the homeowner accordingly.

LANDSCAPE REPORT

Julianne requested that management obtain the backflow testing "readings/findings" from Crowder Backflow Testing Services, to ensure that all backflows passed accordingly.

MANAGER'S REPORT

Correspondence – **No action needed at this time**

Delinquencies - Defer to Executive Session

LIENS – The Board took the following action on each request for lien;

160-0-381-095 – A letter will be sent to homeowner requesting payment plan or will proceed with lien if payment not made by October 2018 meeting.

PRE-LIEN

163-0-420-285 – A letter will be sent to homeowner requesting payment plan or will proceed with lien if payment not made by October 2018 meeting.

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OLD BUSINESS

NEW BUSINESS

Julianne made a motion to approve the proposal submitted by Owens Moskowitz in the amount of \$1,675 for a full audit. Rob seconded motion approved.

NEXT MEETING

The next meeting is scheduled to be an Annual and Regular Board meeting to be held on Wednesday, October 24, 2018 at 6:30 PM, at Camarillo Health Care District.

ADJOURNMENT

President Rob Hilgerman adjourned the regular meeting at 7:45 PM.