

**ANACAPA WALK CORPORATION
BOARD OF DIRECTORS MEETING**

MINUTES
APRIL 26, 2018

105 E. Pt. Hueneme Road, Pt. Hueneme, CA

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:00pm by President Kathryn Grimes.

II. ROLL CALL

Present:

President: Kathryn Grimes

Vice-President: Scott Moken

Treasurer: Barbara Castro

Also present: Colleen Scott, Anchor Community Management

III. APPROVAL OF MINUTES

Minutes of the February 23, 2018 Board meeting: Motion by Scott Moken to approve all minutes, second by Kathryn Grimes. Approved.

V. OPEN DISCUSSION FOR HOMEOWNER – 1 other owner was present to share her comments.

VI. TREASURER'S REPORT – March 2018 report presented by Barbara Castro. Motion to approve by Barbara Castro, second by Scott Moken. Approved.

Per Civil Code §5500 the Treasurer has reviewed a current reconciliation of the Association's reserve accounts and operating accounts. The Treasurer has also reviewed actual reserve and operating expenses as compared to the current year's budget as well as the latest account statements for the financial institutions where the Association's money is held. The Treasurer also reviewed the income and expense statement for the Association's operating and reserve accounts.

VII. OLD BUSINESS

A. Gates – 'B' St. gate required replacement of one of the arms recently. Board discussed the inability to have a qualified company provide a maintenance contract due to the inadequacies of the existing equipment. Kathryn asked Board members to think about this situation and come prepared to the next meeting with idea on how to handle.

1. Kathryn advised that a covering has been added to two of the gates. Board agreed the same covering needs to now be added to the Eureka gate.

B. Architectural Committee

1. Proposed Charter for committee- 'draft' charter was discussed. MTA by Kathryn Grimes to approve the 'draft' version. No second received. Motion dies for a lack of a second. Scott advised he wrote down some suggested changes, and a few more he wants to suggest. Manager asked that he send her his suggestions so that she can incorporate them into existing document. MTA by Barbara Castro to wait on approval until Scott finishes his suggested changes, second by Scott Moken. Approved. Board agreed to hold a special meeting in order to discuss and approve amended document.

VIII. NEW BUSINESS

A. Architectural Committee Report: no members of committee present.

1. Submissions from 2/16/18 – 4/18/18 – board reviewed report showing 2 submissions.

B. Landscape Committee Report – Kathy

- DRAFT -

1. Landscape update –Kathy presented report. Adding more mulch to various areas was discussed. MTA by Scott Moken to add mulch from the Eureka gate to inside the community and along the East side of 475 Starboard, and to add mulch along east ‘B’ Street, second by Kathryn Grimes. Approved.
Barbara is concerned about the new mulch along Ventura Rd. that blew away in recent strong winds and suggested that wind panels be added to the area and that the mulch be replaced. Scott suggested that the areas that have not been mulched be mulched first before we replace mulch. Manager suggested she work with landscaper to determine if there is any way the mulch along Ventura Rd. can be protected during heavy winds. Board agreed to both suggestions.
- C. Asphalt Slurry Seal – Board reviewed three proposals. MTA by Kathryn Grimes the proposal from Asphalt Professionals, Inc. in the amount of \$5,827, second by Barbara Castro. Approved.
- D. Suggestion Box – Scott asked Board to consider having one of these included on the webpage. Manager advised it can be done, but won’t be an actual box and a disclosure will be added; advising folks that they will not receive a reply and all correspondence will be shared with the Board in a future Board packet.
- E. Reserve Study Proposals – Board review two proposals. MTA by Kathryn Grimes the proposal from J. D. Brooks in the amount of \$880 for an on-site required study, second by Scott Moken. Approved.
- F. 2017 Year End Financial Review – completed. MTA to approve by Kathryn Grimes, second by Scott Moken. Approved.

IX. NEXT MEETING DATE/ADJOURNMENT

The next Board meeting is scheduled for June 28, 2018. Board agreed Annual Meeting date will be July 26, 2018. A regular Board meeting will be held on August 23, 2018.

X. ADJOURNMENT TO EXECUTIVE SESSION

The meeting was adjourned at 5:59pm.

Board then met in Executive Session to consider delinquencies, violations, foreclosures, third party contracts and any legal matters.