



ANACAPA WALK NEWS



August 2017

Anchor Community Management, Inc.
P.O. Box 3237
Camarillo, CA 93011-3237

info@anchorcommunitymgt.com
billing: Julie@anchorcommunitymgt.com
anchorcommunitymgt.com/AnacapaWalk.htm

Phone: 805-388-3848
Fax: 805-388-0856
After Hrs. Emergencies: 805-558-6581

Next Board Meeting: Thursday, August 17, 2017, 5:00 pm, 105 E. Pt Hueneme Rd



ANNUAL MEETING A SUCCESS!

Thanks to the many owners who turned in their ballots and to the Board members who went door to door reminding owners to vote, we received enough ballots to establish quorum and hold the Annual Meeting!

Barbara Castro was re-elected to the Board with 27 votes, and Scott Moken joined the Board with 20 votes. The IRS ruling passed by a vote of 19 in favor and 5 votes opposed, allowing the HOA to roll over excess funds (if any) from this fiscal year to the next without being taxed on the "income".

Thank you to Lavonne Timm for her service on the Board, and to John Milam and William Paige who volunteered to count ballots.



NEXT BOARD MEETING DATE SET

The Anacapa Walk Board of Directors will meet in regular session on Thursday, August 17, 2017 at 5 pm at 105 E. Hueneme Road. All Anacapa Walk homeowners are invited to attend Board meetings.

It is understandable that many homeowners do not know that California Civil Code dictates the way Board meetings must be handled. For several years, it has been the law of the land that owners who attend Board meetings be given a specific part of the meeting to express their concerns or thoughts. That part of the meeting is called the 'Open Discussion for Homeowners.' Owners are allotted 3-5 minutes to share whatever comments they want with the Board. However, the Board may not engage in a conversation with the owners, other than to ask a question. So, owners who speak during this time should not necessarily expect the Board to provide them with an answer at the meeting to any concerns they expressed.

A board meeting is a meeting of the corporation's board of directors, not a meeting of association members (Annual Meetings are for members). Accordingly,

members do not have a right to participate in the board's discussions and votes. By statute, members can observe the board conduct business.

Owners may not ask questions, make comments or otherwise participate in the meetings, but they may stay and listen to the proceedings so that they become more informed. One exception to this: the president can invite comments from the audience on particular items of business if he or she chooses. This is at the discretion of the Board.

If the Board president, who chairs the meeting discourages you from speaking outside of the 'Open Discussion' part of the meeting, please do not be angry with them. They are just following the CA Civil Code.

THE WATER RUNS DEEP



A substantial amount of water has been located about 3' down in the ground between 472 and 512 Starboard Lane. Years ago when this problem first surfaced, The Olson Company inserted drain pipes along both sides of the Paseo Walkway. Doing so did not alleviate the problem.

When Anacapa Walk was built 2004, it became obvious that there was improper water drainage, as water could be seen seeping through concrete walkway and there was consistent stagnate water along Compass Way.

On June 20th of this year, a hold was dug in front of 472 Starboard Lane and the hole filled up quickly. Water was pumped out for 2 hours. Eventually, the City came to investigate. All irrigation water was shut off for 1 week with no change in the situation. The City could find no leaks and the landscapers could find no leaks. Yet, the hole continues to fill up with water.

Currently, the Board is contacting geotechnical companies in the hopes of hiring one of them to get their thoughts on the matter. Several companies have been contacted, but they are either too busy, or this type of issue is not one they handle.

The Board will continue to look for help to find and stop the cause of this water.