

BUENA VENTURE PLAZA, INC.
BOARD OF DIRECTORS MEETING
MINUTES
April 4, 2018 – 11:00 AM
484 MOBIL AVE., STE. 26, CAMARILLO, CA

I. ROLL CALL

Present: Matt Oppenheimer, Bill Mason, Howard Gold and Colleen Scott from Anchor Community Mgmt. Meeting called to order at 11:00 am.

II. OPEN DISCUSSION FOR OWNERS – no other owners were present.

III. TREASURER'S REPORT – Board reviewed and accepted February 2018 report. Howard advised he had closely reviewed the report and found it to be satisfactory. Board accepted the financial report.

At 11:04, Board temporarily suspended this meeting and called to order the Executive Meeting to discuss delinquencies.

At 11:06, Board reconvened this meeting.

IV. BOARD BUSINESS

A. APPROVAL OF MINUTES – MTA by Matthew Oppenheimer the minutes of the May 18, 2017 meeting, second by Bill Mason. Approved.

B. REQUEST FOR SIGNAGE ON MOBIL FOR INTERIOR UNITS - Howard reported he had been approached by an owner who asked the Board to consider adding signage street side for the interior tenants. Board discussed what would be involved in getting such a project approved by the City. Board agreed that owners who request this type of sign be advised that they must work with the City to gain their agreement to the concept first. Then, Board will be happy to consider the request.

C. GAS METER RELOCATION PROJECT – Project cannot be completed until the latest Gas Co. requirement is satisfied. Per: the Gas Co., all gas lines need to be traced from the gas inlet at exterior wall to each individual unit and lines need to be marked and tagged per Gas. Co. Pinpoint Leak Detection will need to do the line tracing at the cost of \$295 per hour. Quality Plumbing will run new piping from existing stub outs at building to new gas meter locations. Seven new ¾" iron pipes will be properly strapped to wall for Gas Co. to make needed tie-ins. Quality will complete this work for the price of \$950.00. MTA by Matt the proposals to complete this work, second by Bill Mason. Approved 2-0, with Howard recusing himself.

D. AIR CONDITIONING SERVICE PROPOSAL – Board reviewed two proposals for basic quarterly service on the units. Board did not feel the prices presented were acceptable. Board members will solicit proposals from companies with whom they are familiar. The quarterly service will simply be to replace the filters and to advise individual owners of any other issues found.

E. BUSH TRIMMING/TRANSIENTS SLEEPING – bushes in front of office windows may need to be lowered to discourage sleeping in them by transients. Board will inspect after this meeting.

F. CORRESPONDENCE –reviewed by Board.

G. DISCUSSION RE: HOURS RENOVATION WORK IN UNITS MAY BE COMPLETED – discussion whether work in units should be limited to certain days and hours. Ultimately, it was decided that unit owners should work with their neighbors to ensure any work they complete in their units does not adversely affect others. Management will prepare a notice for Board's review and which will be distributed to all owners/tenants upon approval by the Board.

V. ADJOURNMENT – Meeting was adjourned at 12:10 pm. next meeting date, May 10, 2018 will also be the day of the Annual Meeting.