

BUENA VENTURE PLAZA, INC.
BOARD OF DIRECTORS MEETING
MINUTES
May 10, 2018 – 11:00 AM
484 MOBIL AVE., STE. 26, CAMARILLO, CA

I. ROLL CALL

Present: Matt Oppenheimer, Bill Mason, and Colleen Scott from Anchor Community Mgmt. Meeting called to order at 10:06 am.

- II. OPEN DISCUSSION FOR OWNERS** – one other owner from suite # 19 joined the meeting to discuss the possibility of having an in ground sign made for tenants who do not face the street. After some discussion, the Board suggested she first go to the city and find out what they would accept and require.

- III. TREASURER’S REPORT** – Board reviewed and accepted April 2018 report.

Board temporarily suspended this meeting at 10:23 in order to reconvene Annual Meeting and read vote count.

This meeting was reconvened at 10:24am.

IV. BOARD BUSINESS

- A. APPROVAL OF MINUTES** – MTA by Bill Mason the minutes of the April 4, 2018 meeting, second by Oppenheimer. Approved.

- B. ROOF ISSUES AND CLOGGED GUTTERS** – Bill shared the insights of his roofer who went up on the roof during the rainy season this year. That roofer pointed out that the jacaranda tree along Mobil causes a lot of leaves to litter roof and clog drains. It was agreed manager will bring roofer and/or power washer proposals to a meeting closer to the winter season.

- C. GAS METER RELOCATION PROJECT** – Project is more complicated and continues to grow in size because of Gas Co. requirements. Board advised manager to move forward with completing the project.

- D. AIR CONDITIONING SERVICE PROPOSAL** – Board reviewed 2 additional proposals. Proposal from Haber AC requires clarification: it references quarterly inspections instead of semi-annual inspections as requested. It is also unclear whether the word “unit” means a/c unit or the actual suite. As the numbers don’t match. Manager will get contract clarified as well as including the individual price for filters and will send via email.

- E. BUENA VENTURE PLAZA MONUMENT SIGN** – Board reviewed information provided so far on possible replacements. Ultimately, Board decided manager should go back to Matt’s design and negotiate the prices.

- F. CORRESPONDENCE** – reviewed by Board.

- V. ADJOURNMENT** – Meeting was adjourned at 10:53am. Next meeting date TBD.