

Los Robles Townhomes Homeowners Association

c/o Anchor Community Management
P.O. Box 3237, Camarillo, CA 93011-3237
805-388-3848 - 805-388-0856

**LOS ROBLES TOWNEHOMES HOA
BOARD OF DIRECTORS MEETING**

May 17, 2018

MINUTES

Call to Order: President Judi Fyne called the meeting of the Board of Directors to order at 6:00 p.m.

Board Members Attending:

Judi Fyne – President Marilyn Guild – Vice - President
Pamela Stock – Secretary Elaine Soyer – Director

John Ernst – Treasurer

Carol Stephenson – Anchor Community Management were absent

- I. **Homeowner Forum:** Owners checking on their Architectural Application.
- II.
- III. **Regular Meeting Minutes:** Marilyn made a motion to approve the April Minutes; Pamela seconded and they were approved unanimously.
- IV.
- V. **Financial Report:** The April 2018 Financial Report was accepted in accordance with Title 6, Section 5550 of the California Civil Code.
- VI.
- VII. **Committee Reports:**

The phone log and calendar were reviewed.

Rick Osborn, Chair of the Landscape Committee, gave a report on the Committee's proposal to upgrade beside 271 Green Moor. Marilyn made a motion to table the landscape proposal until further discussion/inspection could be made; Elaine seconded and the motion was approved unanimously.

The Architectural Application for Lot 46 for a kitchen window replacement was discussed and Marilyn made a motion to approve the Application; Elaine seconded the motion and it passed with Judi voting 'No'

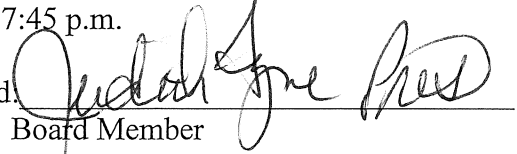
Marilyn made a motion to deny the Architectural Application for Lot 13 for a camera beside the front door because cameras of many styles/colors have been installed without approval; Judi seconded the motion and it was passed unanimously.
- VIII. **New Business:**
 - a. Marilyn made a motion to deny Lot 53 request for reimbursement for water damage due to retrofitted window; Pamela seconded and motion was approved unanimously.
 - b. Marilyn made a motion to approve Northstar Roofing's proposal to repair roofs on Lots 127, 70 and 203 for \$54,784.00; Pamela seconded and the motion was approved unanimously.
 - c. Pamela made a motion to approve the proposal from Poindexter and Company the 2018 Financial Review for \$2,000.00; Marilyn seconded and the motion was approved unanimously.
 - d. Elaine made a motion to approve the proposal from TCA to repair the slump stone wall beside Lot 18; Marilyn seconded and the motion was approved unanimously.

- e. Marilyn made a motion to approve J&S Restoration's proposal for wood replacement and painting for \$403,187.00 with overhead and profit on change orders of 20% and job to commence end of October; Judi seconded and the motion was approved unanimously.

Adjournment: The meeting adjourned at 7:45 p.m.

Respectfully submitted by
Secretary, Pamela Stock

Approved:


Board Member