

THE MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
CAMARILLO MIRAMONTE HOMEOWNERS ASSOCIATION

Monday, July 10, 2017

HEARINGS 6:15 p.m.

None

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the **Camarillo Miramonte Homeowners Association** held on Monday, July 10, 2017. President Val Wyatt noted that a **Quorum** was present and called the meeting to order at 6:30 p.m.

BOARD MEMBERS PRESENT

Valerie (Val) Wyatt, President, Jamie Baird, Vice President, Greg Olewiler, Secretary, and Richard Camacho, Treasurer. Daryl Lee, Member was absent.

Colleen Scott of Anchor Community Management was present. Jerri Riffel, Recording Secretary, was also present to record the Minutes.

APPROVAL OF THE MINUTES

A **motion** was made by Greg Olewiler, and seconded by Richard Camacho to approve the Minutes of the May 1st, 2017 meeting as presented. **Motion Passed.**

GUESTS

1. **Kathy Oswald from K.O. Landscapes** – Kathy provided pictures and a list of suggested replacement plants where bushes were removed due to the piping project. After some discussion, a decision was made by the Board to have Kathy pick appropriate planting and design for 2 (two) areas not to exceed \$400 each.
2. **Brian from CIDology** attended the meeting with a Project Status Report. Project Manager **Luis Mora** was also in attendance.
Work is on schedule with 80 (eighty) units completed at the time of this meeting. This is approximately 37% complete. No Change Orders were needed at this time. The Owner of one unit is unhappy with this water pressure (60#) and refuses to sign off on the close out. All units will have new regulators and will be set at 60#. Refusal to sign off could result in liquidated damages. A project status report was handed out to Board members.

HOMEOWNER'S FORUM

1. **Diana Sasaki** **7060 Paseo Encantada**
No issues
2. **Michael Nisito** **6038 Via Montanez**
No issues
3. **Dara Garza** **6072 Paseo Encantada**

DRAFT

Pipe dripping over window, and hearing knocking noises at night. Also asking about putting in new windows. Management will have maintenance check on the dripping. Owners agreed the re-piping is going well, and have no complaints.

BOARD BUSINESS

- A. **Liens** – None at this time
- B. **Common Area Update** – **Michael Nisito** – Nothing new to report at this time.
- C. **Golf Course Committee** – **Greg Olewiler** – Attended City Council meeting where they are trying to reach a compromise. No one wants to see new homes going up. Discussed a possibility of putting a fence around the golf course.
- D. **Reserve Study Update** – A **motion** was made by Jamie Baird, and seconded by Greg Olewiler to approve the update as presented. **Motion Passed.**
- E. **Correspondence** - Reviewed.

MANAGEMENT REPORT

- A. **Work order log** – Reviewed.
- B. **Landscape and water usage** - Reviewed.

TREASURER'S REPORT

Financial statement as of May 31, 2017	Current Month	Year-to-Date
Total Cash Accounts		\$ 2,190,737.81
Total Income Accounts	\$ 194,341.60	\$ 985,572.25
Expenses	\$ 194,707.78	\$ 1,028,789.80
Net Income/Loss	\$ <366.18>	\$ <43,217.55 >
Total Due From Homeowners		\$ < 35,075.60>

A **motion** was made by Greg Olewiler, and **seconded** by Jamie Baird to approve the Treasurer's report as presented. **Motion Passed.**

NEXT MEETING

Due to the original regular meeting date of September 4th falling on Labor Day, the next meeting will be held on **Monday September 11, 2017**. Special meetings may be scheduled in between regular meetings as needed.

ADJOURNMENT - The meeting was adjourned at 7:30 p.m. to the executive session to discuss violations, delinquencies, and/or legal matters.

Submitted by: Jerri Riffel, Recording Secretary

Approved by:

Greg Olewiler, HOA Secretary Date
Camarillo Miramonte Homeowners Association
End of File.