

**STONEGATE VENTURA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MINUTES**

**APRIL 10, 2018 – 6:00PM**

**CLUBHOUSE @ 1025 CACHUMA AVE., VENTURA, CA**

**I. CALL TO ORDER/ROLL**

Meeting was called to order at 6:00pm by President Brad Johnston. Carolyn Erbeck, Jill Crawford and Warren Beranger were also present.

**II. APPROVAL OF MINUTES**

MTA by Warren Beranger the minutes of the February 13, 2018 Board meeting and the Special Board Meeting minutes of March 14, 2018, second by Jill Crawford. Approved.

**III. GUEST** – Alfie from ABC Builds was present to update the Board on the proposed repipe project. He discussed with the Board the 3 bids received and advised them that he knew they had chosen Toro in a special meeting. Manager asked Board if they are staying with that choice at this time, knowing that one other bidder came in with a lower price. Board members indicated they wanted to stay with Toro. Manager asked Board members if any of them have a relationship with anyone at Toro or any of the other bidders. Brad advised his son-in-law works for Toro. Per manager, this information will need to be disclosed to the Membership at the future homeowner meeting being planned to introduce the plumbing project to the owners. Board agreed. Alfie and manager explained that an attorney for Stonegate will need to carefully review the Toro contract to ensure the Association's interests are protected. Board was advised this will be expensive and will take time as many times negotiations between contractor and HOA attorney are required to make the contract palatable to both parties. MTA by Warren Beranger to send the Toro contract to an attorney for review, second by Carolyn Erbeck. Approved. The Board and Alfie discussed various other aspects of the proposed project.

**IV. HOMEOWNER COMMENTS**

No other owners were present.

**V. TREASURER'S REPORT**

February 2018 financial presented by Carolyn Erbeck. MTA by Brad Johnston, second by Jill Crawford. Approved.

**Per Civil Code 5500, the Treasurer has reviewed a current reconciliation of the Association's reserve accounts and operating accounts. The Treasurer has also reviewed actual reserve and operating expenses as compared to the current year's budget as well as the latest account statements for the financial institutions where the Association money is held. The Treasurer also reviewed the income and expense statement for the Association's operating and reserve accounts.**

**VI. BOARD BUSINESS**

**A. Lien(s)** – none needed at time of this meeting.

**B. Landscaping**

1. March 2018 Landscape Report – reviewed.

**C. 2017 Year End Financial Review – completed.** MTA by Jill Crawford the draft review, second by Carolyn Erbeck. Approved.

**D. Proposal to Repair Common Area Block Wall** – MTA by Brad Johnston to repair the leaning common area wall between units #69 & #72. Approved.

**E. Reserve Study Proposals** –Board reviewed two proposals. MTA by Carolyn Erbeck the proposal from J.D. Brooks in the amount of \$,1080.00, second by Jill Crawford. Approved.

**F. Correspondence** - reviewed by Board.

**VII. MANAGEMENT REPORT**

**A. Irrigation usage report** – reviewed.

**VIII. NEXT MEETING DATE**

Next meeting is scheduled for Tuesday, June 12, 2018.

**IX. ADJOURNMENT**

The meeting was adjourned at 6:56 pm. The Board met in Executive Session to discuss delinquencies and violations, hearing and contract matters prior to this meeting.