

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

MINUTES

JUNE 12, 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 and Warren Beranger were also present.

Jill Crawford was not present.

II. APPROVAL OF MINUTES

MTA by Warren Beranger the minutes of the April 10, 2018, Board meeting and the Special Board Meeting minutes of May 8, 2018, second by Carolyn Erbeck. Approved.

III. GUEST – Alfie from ABC Builds was present to update the Board on the various possible projects. Scott from Jensen Design and Survey was also present to discuss the possible shut-off valve project. Alfie and Scott estimate a shut off valve installation project will cost about \$100,000.00 and an asphalt replacement project will cost about \$380,000.00. Board also reconsidered and discussed the pipe replacement project at the approximate cost of \$1.5 million.

Alfie further advised that a soils test will be needed for the asphalt project. Cost of that test is \$3k - \$5k. Alfie advised the board that \$30k of the asphalt cost is for a contingency fund for both asphalt and valves project and that his fees will cost about \$20k more for the projects.

MTA by Brad Johnston to proceed with the shut off valve installation and asphalt replacement projects and cancel the pipe replacement project, second by Warren Beranger. Approved.

MTA by Warren Beranger to have Alfie rebid the valve installation and paving aspects, second by Carolyn Erbeck. Approved.

Board agreed that manage may now move forward with seeking financing for the projects and she and Alfie should proceed with preparation for a special meeting with members to seek approval.

The following topic was added to the agenda as an unforeseen, emergency item:

IV. LANDSCAPER – Bruce, owner of TLC, the current Stonegate landscape company advised manager on this date that he will no longer be providing maintenance services to his clients. He has decided to take his company in a different direction and will concentrate on installation of landscape.

Bruce will cease service with Stonegate July 3, 2018.

V. HOMEOWNER COMMENTS

No other owners were present.

VI. TREASURER'S REPORT

April 2018 financial presented by Carolyn Erbeck. MTA by Warren Beranger, second by Brad Johnston. 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.

VII. BOARD BUSINESS

A. Lien(s) – needed on lot # 162-11. MTA by Brad Johnston a lien on this lot #, second by Carolyn Erbeck. Approved.

B. Landscaping

1. April and May 2018 Landscape Reports – reviewed.

C. Fire Hydrants – should be tested every other year. With possible project occurring, manager wanted direction on whether they should be tested this year. Board asked that they be tested this year.

D. ‘Draft’ Reserve Study –MTA by Brad Johnston, second by Carolyn Erbeck. Approved.

E. Correspondence – reviewed by Board.

F. Pool Inspection Report – issued by County of Ventura. Reviewed by Board. Manager also advised spa had to be closed for 48 hours due to fecal matter being found.

VIII. MANAGEMENT REPORT

A. Irrigation usage report – reviewed.

IX. NEXT MEETING DATE

Next meeting is scheduled for Tuesday, August 14, 2018. Special meetings may be held at any time with 4 days’ notice.

X. ADJOURNMENT

The meeting was adjourned at 6:52 pm. The Board met in Executive Session to discuss delinquencies and violations, hearing and contract matters prior to this meeting.