

Valencia Fairways HOA
Open Session of the Board of Directors
Wednesday August 30, 2017
7:00pm
Meeting recorded

Present

Bill Hutten President
Alicia Marquez- Vice President (absent)
Jana Nearman-Treasurer
Danny Kennedy Secretary
Janice Goetze-Secretary (absent)

Robin Choppé Community Manger
Gary Choppé Community Liaison

Open Meeting and Roll Call at 7:10pm by Bill Hutten

Board Member Resignation

- Motion made by Bill Hutten to accept Janice Goetze resignation with regret. Second by Danny Kennedy. Votes cast and all approved,
- Board will be looking for a replacement

Minutes

- Motion made by Bill Hutten to accept July 26, 2017 minutes. Second by Danny Kennedy. Votes cast and all approved.

Financial Report

- CUB Operating \$243,914.30
- CUB Reserves \$105,468.69
 - Checks written ATK Roofing \$5,929
 - Sparkle Pools \$1,877
 - Gerlund Builders \$6,750 Fencing
 - John Rozelle \$2,140 BLDG Repairs
- Pacific Western \$115,087.99
- CDAR's #1 \$245,009.40
- CDAR's #2 \$245,009.40
- CDAR's #3 \$245,009.40

Total Cash **\$1,199,499.18**

- Collection are down to under \$20,000
- No new lien at this time

Motion made by Jana Nearman to accept July financial. Second by Danny Kennedy. Votes cast and all approved.

Rules and Regulation Changes

- Membership will be receiving changes in the mail for their 30-day review.

Painting

- Board review 4 company's and have chosen a contractor
- Board to finalize contract and is hoping to start sometime in October 2017
- Only wood trim will be printing, including patio covers.
- If any patio cover needs to be repaired, the contractor will let the owner know and the cost to repair.
- Building repairs will be done first and then the painter will follow.
- If you have a stain on the front doors, owners will be responsible for the cost of re-staining. Regular paint will be done during painting.
- Owners will also be responsible for painting their patio cover. Cost is about \$300

Lighting

- Board is testing lighting in the alley ways by Vista Fairways that are motion detection and Solar
- Lights are small in size and comes two in a box, cost per box is \$22
- If they work the Board will move forward with installing the lights.

Open Session

- Concerns regarding tree removal and what the plan is for planting replacement trees. (A) most of the removal are Eucuphytus trees that is causing damage to the sidewalks and patios. Board will allow owners to purchase trees from Alma and have them install them with Board approval.
- Constance, one of the renters has a petition with 64 signatures protesting the removing the tress on Sandwedge. (A) Gary stated that renters or owners should come to the office or call for the facts first before going out to owners who do not know what the facts. Jana also commented that she is spreading rumors in the community, because she did not have the facts.
- Concern with moving fountain new patio cover. (A) Owner should try to move the items; the painter will be as careful as possible but they will not be responsible for damage.
- Concern regarding termites. (A) John Rozelle will be repairing all damage fencing and post prior to painting.
- Jana Nearman stated that anyone is that able to run for the Board, should serve at least one year.
- Tennis court gate was left open and Helen had to close it last Thursday. Helen also stated that a contractor's trailer was left on the street and security did not tag it.
- Owner stated at pool 3 had there was a very large party, approx. 25 people and security had to be called out.

- Helen presented the Board with pictures of her corner and would like her corner to look like Helens. She would like to at least have it manicured (A) Danny will stop by with Gus to review her area.
- Parking permits (A) Gary stated to stop by office and he will issue another and the old tag will be place on the hit list for automatic tow.

Adjourn at 7:50pm

Respectfully submitted by Robin Choppé