**Minutes of the VFHOA Open Board Meeting 1 25 17**

The regular monthly Open Board meeting of the Valencia Fairways HOA was held on Wednesday, January 25, 2017, at 7 p..m., at the VFHOA Clubhouse, the President and all the Board members being present**.**

Bill Hutten, President

Alicia Marquez, Vice President (excused,ill, after a few minutes.)

Jana Nearman, Treasurer

Janice Goetze, Secretary

Danny Kennedy, Director

also present: Community Manager: Robin Choppe', and

Community Liaison: Gary Choppe

Bill Hutten opened the meeting at 7:12 p.m. The meeting is being recorded.

Bill Hutten: Motion to approve the Minutes from the November 9, 2016 Open Meeting. Jana: Seconded All approved.

Jana gave the Financial Report: $206,985.01 in the Operating Account. $1,005,826.87 in the Reserve Account. Loan Balance is $139,286.53. One check was written to Sparkle Pools for $4,100.00. Loan interest was $585.45.

Bill: Reported on goal of removing our financial debt, hopefully close to the end of the fiscal year.

Jana: The Association is putting the reserve accounts into FDIC insured accounts, using a program called CDARS and one bank statement will be generated monthly for the membership, rather than having all the money in different banks. Expected length of accounts not more than 6 months.

Bill: Some of the accounts may be small, so that if we need to access one of those, we can. Our next goal is $1,500,000.00. In the next 10 days we should have the paperwork done and be issuing the checks to go to those accounts.

Robin: There are no new liens for this month.

Bill: Pool #2 Report: Weather, and cracked and broken pipes 2" below the 1970's original cement decking, are delaying completion. New entryway and wheelchair ramp being created for ADA compliance. Waiting for dry weather to pour cement decking; then plastering. Gates and fences to be in compliance for ADA.

Jana: Pool furniture report: New furniture for Pool #2: The Board approved $5,471.80: new cast aluminum tables, tea tables and chairs. Pool umbrellas with rolling bases for all 3 pools. Also using umbrellas already purchased and existing re-strapped chaise lounges.

Jana Nearman: Motioned to approve the pool umbrellas for $6,322. Bill seconded it. All agreed.

Bill: Signage for the Park area will identify the Park and it notices that using the Park is at your own risk. Repairing one of the wooden address signs that was damaged and fell over, to see what the cost might be. Basically it is the posts that need replacing, not the signs.

Gary: Minimal roof leaks, with small repairs to tiles and tarpaper; few drain issues due to previous clearing of drains. Tree limb fell near golf course, damaged fence and brick wall. Getting quotes on repairs, also checking entire fence line. Long-range project of repairing all building's stucco and cracks.

Security team patrols in car, and walks around 3 days a week: Friday, Saturday and Sunday. They watch our 13-16 security cameras from their office, between 1 a.m. and 5 a.m. Reports are sent re Citations, from 12 a.m. to 4 or 5 a.m. A study is in process to identify many blind spots in the community for locating additional cameras.

Homeowner Mr. Gately spoke about the inconvenience of the Spa and Pool #2 being completed too slowly, in his opinion, despite ADA requirements and the need for a new entrance to the Pool area.

Robin C.: pool #1 took a year and a half to complete, and Pool #3 took 4 1/2 months without the weather problems.

Gary: Discussion re Association is evaluating repairs of: fences; gates; buildings; downspouts; and termites. Homeowners should fill out the sheet for requesting any repairs. City requires 1 of our 3 pools to be ADA compliant, and it is also in State requirements. It was necessary to create a different gate opening location to accomodate wheelchairs, and a ramp.

Trees: Tree removal. It would be helpful if members report things they see, write the items on the sheets, and put them in the office mailbox.

Question about re-painting the buildings.

Power-washing done. Board will be working on a new budget.

Bill: There are two buildings that have planters with missing plants. The tree root systems have interfered with that process. Gary: There will be a spring planning session for various projects, including: roofs; asphalt, trees; planters; gates; bricks; and fences.

Bill Hutten: adjourned the meeting at 8 p.m.