**Minutes VFHOA Open Board Meeting 7 26 17**

An Open Board meeting of the Valencia Fairways HOA was held on Wednesday, July 26, 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

Jana Nearman, Treasurer,

Janice Goetze, Secretary

Danny Kennedy, Co-Treasurer

also: Community Manager: Robin Choppe'; Community Liaison: Gary Choppe'

Bill Hutten opened the meeting at 7:10 p.m.

There was only one homeowner who was present at the meeting.

**Bill Hutten motioned to approve the Open Meeting minutes of 5 31 17**, Danny Kennedy seconded, all approved, except Jana N. and Alicia M., who abstained, as they were absent from that meeting.

**June 30, 2017 Financials: Jana Nearman motioned to change the term of one of the 3 CDs that are for 1 month, to a 6 mo. CD**, which would earn slightly more interest (from $5.64 per month to $28.00 per month.) Janice Goetze seconded it. All approved. (Both management and the CPA receive copies of the bank statements and CDARS statements monthly.)

Jana N.: As of June 30, 2017: Our Operating Account is $224,654.34, and our Reserve Account is $98,064.69. Our Pacific Western Reserve Account is $115,000.00; and we have 3 CDARS accounts of $245,005.64 each. We paid $10,797.00 for Landscape and Bldg. upgrades; $3,500 for a pool heater; and $10,310.00 for a pool progress payment. **Total Cash: is $1,172,735.95**.

**Bill Hutten motioned to approve changing one of the CDARS 1 month accounts to a 6 month account.** Danny Kennedy seconded it. All approved.

Starting with July 2017, the association is **resuming putting $24,100.00 a month into Reserves.**

**Bill Hutten motioned to approve the June 2017 Financials.** Danny seconded it, all approved.

**An arson fire and domestic violence was reported at the unit of a renter 1 ½ weeks ago.** The renter is a woman who lives there with an 8 yr. old and a newborn. The Sheriff’s report states that it was started by a man who is the friend of the renter, that he made threats “to burn the whole building down and kill everyone in it”, and he was arrested. She is staying at a hotel now because of the situation. The unit owner just found out today about it. We need to create documentation of how many times there has been a domestic violence problem with the renter at that unit; and especially of our efforts to prevent additional incidents, in order to protect the adjoining residents and the community. We need to complete our listings of all owner and tenant phone #s and contacts.

The attorney can be asked to go through all our governing documents re what constitutes a Nuisance. We need to do everything we can to try to prevent similar incidences, including contacting the unit owner re the number of incidents there have been with that tenant; asking him to come and talk with the board, and explain what he plans to do about the situation. The board could also ask him to talk with the renter, and find out all the details. The board needs to look into the legality of the HOA filing a restraining order against the perpetrator of the arson.

**Bids for Painting Trim on 62 buildings, the 3 pool/storage buildings, including the Office, and the storage shed at the Park:** The board considered four bids and decided on Gerlund Builders Inc. for $372,000.00 or $6,000.00 per building. Painting trim on four buildings would cost $24,000.00, which is what we are again putting into Reserves each month.

The four bids from companies were: CERTA PRO: $576,000.00

FERRIS PAINTING: $475.987.00

ALLBRIGHT: $398.080.00

GERLUND: $372.000.00

Gerlund added painting the patio pergolas into the bid to maintain uniformity of pergola color, however we would collect the monies from the homeowners for them. Painting the trim should start within the next several months, and includes a prime coat, 2 coats of paint, and small repairs to the surfaces. If the repairs are larger, it will cost extra.

**Major Parking Problem:** There are 6 or 7 “stored vehicles” that are just moved around from place to place on our private streets. One idea is to restrict these vehicles to 6 days a month of parking on our private streets, and notify them that the rest of the time they could either park on Golf View or Trevino. The HOA needs to check the section of the Vehicle Code that deals with private parking, to verify if the limit is 96 hours, or can it be fewer hours, on private streets. Discussion re ways to solve scarcity of parking spaces.

**Shrubs for Privacy & Noise Reduction at Pool 3:** Bill Hutten motioned that the HOA plant 8 Carolina Cherries along the fence on Pool 3, at $110.00 each. Danny Kennedy seconded it, all approved.

**Open Forum:** Homeowner recommended talking with other painters re the trim painting bid, and stated that the bid that was accepted was too high, in her opinion.

She reminded the board that Election Nomination forms and Election information needs to be sent out by mail in the next 3 to 4 weeks, and to all 310 homeowners, and she claims that they weren’t sent out last year. She wants to make sure that this year everyone has an equal opportunity to run for the board, and that all proper forms and information are distributed to the homeowners.

Management stated that they did send those out last year; they don’t know why she didn’t receive hers, and that they will be mailing those out. She asked for a commitment that they will be mailed out. Discussion re sending by newsletter, or by email vs. by mail.

The homeowner reviewed the difficulty of serving on the board; and of getting residents to follow the rules; and the importance of checking with an attorney re actions the board can legally take.

Bill Hutten adjourned the meeting at 7:54 p.m.

Submitted by Janice Goetze, Secretary