**Minutes of the VFHOA Open Board Meeting 2 22 17**

The regular monthly Open Board meeting of the Valencia Fairways HOA was held on Wednesday, February 22, 2017, at 7 p.m., at the Lakeshore 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, Director

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

Bill Hutten opened the meeting at 7:02 p.m. All members present.

Bill Hutten motioned that minutes of the last meeting be approved, Danny Kennedy Seconded. All approved.

Jana N. gave the Financial Report: Operating Account is $199,976.08; Reserve Account has $1,011,906.87; and the Mutual of Omaha Loan balance is $131,068.64.

Bill H. reported on our Financial Status: In order to pay off the approximately $131,000.00 loan we have as soon as possible, by about April or at least by the end of the fiscal year, the Board has agreed to suspend depositing about $24,000.00 a month into the Reserves for the next 3 months. Since the goal of reaching the one million dollar mark has been met, the Board is protecting and insuring funds under FDIC by using a CDARS account. (Only accounts up to $250,000.00 are insured by the FDIC at one bank.) We will open up probably 3 CD accounts, $250,000.00 in each. Pacific Western will manage the CDARS CD accounts, and a money market account, all totaling $750,000.00. We will also have a Reserve account of $250,000.00 at our local bank, California United Bank, which will cover the last payments on the swimming pool, and renovation and repairs, etc. Then we will resume depositing the $25,000.00 into Reserves.

Robin: There are no new liens, and we are still holding about $25,000.00 of bad debt, but we’ve been successful in getting in about $12,000.00 of back fees this last month.

We’re starting to work on next fiscal year’s budget. At the open session Budget Planning meeting on Tuesday, March 28, membership may attend, but not speak unless they are invited to.

Security is on patrol 24/7, and also do random patrols, and they see a lot of things late at night. Sgt. Ross­­­­­­­\_\_\_\_\_\_\_\_ (?) , here on behalf of Security Specialists, will be coming to all the board meetings, giving statistics on all that’s happening, and answering questions. He can be reached by phone or email. The main focus is parking enforcement, expired tags, and stored and abandoned vehicles being left on streets. These have generated over 75 parking violations, warnings, and citations. If the car owner fails to comply, it may result in a tow. There have been about 60 vehicles without parking stickers displayed, and 10 vehicles parked in alleys behind closed garage doors. A suspicious person with bike was observed near the Assn. office on their office cameras, and units were sent out to investigate. When required, they will contact the Sheriff’s Dept. It was suggested that residents lock cars; and change mailboxes to a locked type. A person was observed checking mailboxes, also people taking mail out of mailboxes, and throwing mail on ground. They are looking for credit cards and ways to commit identity theft.

Pool # 2 report: may pour deck cement tomorrow. Still have to do ADA fences; lock systems; plastering the pool; water goes in, takes1 week to 10 days for plaster to settle. It is hoped that by the middle of March the pool will be open. The new pool furniture is in.

Security cameras: There are some remaining blind spots, such as along the golf course. It would be about an extra $300 a mo. more for 3 more cameras, or $1250.00 mo. They are planned to be placed at Vista Fairways & Trevino; Trevino & Player; and Player facing Pool #1.

Jana: Tree Trimming report: Tree trimming requires oversight, so a system is being put together to watch that expense. The tree count has been done and each of our 424 trees has a numbered tag, which helps the board and the property manager know that the trees we’re paying to have trimmed are done. We get multiple bids for tree trimming and have maps and lists of tree species and locations.

Gary’s Report: We’re in the process of removing some trees. Nick P. checks downspouts. A large tree limb hit two cars, we cut up the limbs, gave the insurance co. the information. This last storm caused a few leaks and many small repairs. A long range goal is doing roof replacements, a 3 to 5 yr. plan. Most leaks are caused by broken tiles, which causes damage to the black underlayment paper; one leak was caused by incorrect installation of solar tubes. Edison maintains the light poles, and will be working on fixing the electrical lines, putting in new lines at Vista Fairways & Sandwedge Ln. The Assn. is working on fixing 3 buildings, stucco repairs, fences and gates. Contact Gary if needed. We will be considering changing out the kind of roof tiles we have, which break easily. Tiles have been harvested and stored for replacement use.

One person reports he has had repeated leaks, still not fixed, and leaking down the stucco, plus a leak in the garage. Repairman is trying to find the source of the leak.

Termites: if outside, it’s the Association's responsibility; if inside, it’s the homeowner’s responsibility.

Homeowner Rachel Randall read her letter to the board re the large Eucalyptus tree which fell on her daughter’s car, and asks for a response in writing for her records. It is difficult to detect when a healthy looking tree might come down, and unfortunately the Assn. is not liable.

Homeowner Amy Bitle would like to install a Spa in her patio, but it is not likely to be allowed because of the possible, noise, parties, and damages to common area.

Complaint about dogs not on leash and a letter can be sent. Also people are not picking up after their dogs.

Bill Hutten adjourned the meeting at 8:15 p.m.

Submitted by Janice Goetze, Secretary