**Minutes VFHOA Open Board Meeting 3 29 17**

A regular Open Board meeting of the Valencia Fairways HOA was held on Wednesday, March 29, 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, Director

also: Community Mgr: Robin Choppe', Community Liaison: Gary Choppe'

Bill H. opened the meeting at 7:05 p.m., all board members being present. Bill Hutten motioned that the Minutes of the last meeting, 2/22/17 be approved as corrected.. Danny Kennedy Seconded the Motion, and all approved.

**Financial report**: Operating Balance is $234,666.08 and the Reserve Balance is $986,431.37. The Mutual of Omaha Loan is $128,939,14, and we are paying off the loan in full and will be debt free as of next week. $850,000.00 was transferred into the CDARS program at Pacific Western Bank. All of our accounts are now FDIC insured. One bank, and one bank statement, as well as being easy to track, and will be interest bearing. To start, they will be in 1 month CDs earning about $20.00 a month. If any are changed to a 6 month CD, then it would earn about $122.00 a month, however the goal of a non-profit is not to earn interest, but to be FDIC insured. For the first time in ten years, we now have $1,000,000.00. Three yrs. ago the dues were slated to go up 15% minimum annually, plus two special assessments. Collections due are $30,924.11. Many have payment arrangements.

**Management report**: There are no new liens. We are down to $25,000.00 of bad debt.

**Pool#2**: We are in the process of building fences to meet the ADA requirements. The gap between uprights in the fencing has to be no more than 4”. The gates, fencing and everything else has to be ADA compliant. The inspector has to approve it before the plastering; then after that the pool will be filled, and chemicals added. It takes a week to balance the water in the pool. Pool #1 will be open Saturday, so Pools 1 and 3 will be open.

**Loan**: Jana Nearman made a motion that we pay off the loan of $129,000.00; that we have transferred $850,000.00 to Pacific Western; and that we are accepting the February Financials. Bill Hutten seconded it, all approved.

**Budget**: The board has been working on the Budget for the last month or so, and last night 3/28 17, we had a meeting, and the Budget has been approved. The Association is right on target for the money we bring in; the money that is slated to go out; and for upcoming payments.

Bill Hutten made a motion that the board approve the Budget for 2017-2018. Danny Kennedy Seconded it, and all approved.

**Monument signs:** Many are rotted out, and we are looking into their repair. We have gotten information on repairing the signs; doing tests on one to see whether putting a sleeve on a post would solve the water problem and dry rot. There are 30 signs in the complex. Some have street addresses, some don’t.

**Trees**: It costs $100.00 – $400.00 per tree/per year to trim. We used to have 528 trees, now have 424. Tree trimming is on the agenda and also olive tree spraying. We have had 5 trees removed, some have lifted patios up; others are damaging the grass; some are dangerous. One company wanted to charge $10,000.00, but another one would do it for half that price, a huge savings. There are about 5 more trees to do (one fell along the walkway of the Golf Course), damaging the fencing. Our goal is to get the bad trees out and replace them with some that have a low canopy and don’t cause a lot of damage or root problems. We are trying to prevent any major damage to buildings from trees 100 feet tall. If a tree inside a patio is lifting up the patio fence and causing damage, it is the owner’s responsibility.

Member asking about a light out on an Edison light pole. It has been called in, and the member can also call it in, using the # on the pole to identify it.

**Security:** There was someone who tried to break into a unit at 11:30 a.m. There were 60 car burglaries in one night in Santa Clarita. Don’t leave any valuables in sight in your car, or your remote for the garage. Don’t leave your garage door open. If you want to install cameras, let the board know.

**Open Forum**: When will new trees be replaced? Sometime next week. It was a complex project to chart , map out and # all our trees.

A member talked about lack of lights in alleyways. It was explained that the switch in the garage operates the alley light, and it is up to the member to operate or repair it. Some members have installed motion-sensor lights on alley. It could be on the wish list for a motion-sensor light for each garage area, but it would have to be in the budget. Re: No house # on the unit, in the alley. Our Maintenance person can replace the house number.

Member spoke re finishing the pool: congratulates the board on doing a good job with the money. He called 2 pool companies in L.A. and asked how long it would take to do a pool from the beginning. One said 4-6 wks., and the other one 3 months. An explanation was given of how difficult it is to get pool contractors to complete a pool in a timely manner, and that it is possible for them to tie up the work for a long time. Many inspections have to be done by Building and Safety; the State and City to meet ADA requirements. The Pool #2 fencing had to be all redone section by sections. We had two months of off and on rain. Out of 310 units, management only had one complaint that the pool wasn’t done yet.

The pools are 45 yrs. old. We were fortunate not to have to put in a chair lift at each of the 3 pools, and we put in the hole to accommodate a chair lift at Pool #2.

The meeting was adjourned at 8:05 p.m

Submitted by Janice Goetze, Secretary