

**Valencia Fairways HOA  
Open Session**

**Board of Directors  
Wednesday September 27, 2017  
7:00pm  
Meeting recorded**

**Present**

Bill Hutten President  
Alicia Marquez- Vice President (absent)  
Jana Nearman-Treasurer  
Danny Kennedy Secretary  
Robin Choppé Community Manger  
Gary Choppé Community Liaison

**Called to order/Roll call 7:12pm**

**Minutes:**

- Motion made by Bill Hutten to accept August 30, 2017 minutes. Second by Danny Kennedy. Votes cast and all approved.

**Financial Report:**

- **As of August 31, 2017**
- CUB Operating           \$290,401.44
- CUB Reserves           \$103,488.69
  - Checks written was to John Rozelle for building repairs\$1,980.
- Pacific Western           \$115,087.99
- CDARs #1               \$245,011.29
- CDARs #2               \$245,011.29
- CDARs #3               \$245,011.28

Total Cash               \$1,244,011.98

- No new liens
- Motion made by Bill Hutten to accept the August 31, 2017 financials. Second by Danny Kennedy. Votes cast and all approved.

Just received the CPA review for fiscal year 2016/2017, The Board will review and vote on at the October 2017 meeting.

### **Security:**

- Security Specialized has failed the community in what was promised the scope of work for the community.
- Board interview Southern California Security Service, which will be saving the community \$3,000 annually.
- Motion made by Bill Hutten to award Southern California Security Service the contract for the community. Second by Danny Kennedy. Votes cast and all approved.

### **Community Updates:**

- **Golfview**
- The Board is considering purchasing Golfview from the City of Santa Clarita for \$8,325.
- There is also a portion of the sidewalk area that belongs to Newhall Landing & Farming that would need to be addressed and approval from Valencia Lakeshore HOA.
- Board will need to review the overall cost to maintain, before sending any information and vote to the homeowners
- **Painting**
- Painting to begin in October by zone. It will take approximately 10 months to complete and will include the office and the three pools building trim.
- John Rozelle will be in front of the painters repairing trim, fencing and stucco.
- Owners will need to move their plants and furniture away from fencing and if they have a pergola.
- Pergola will be inspected by the contractor to inform the owner if it needs repairs before painting and give them an estimate. They can choose their own contractor for repairs and painting.
- Cost for painting the pergolas will be \$300 regardless of size.
- Painters will first power wash the buildings before painting.
- **Voting**
- Don't forget to vote for your Board members, Ballot are out.

### **Open Session**

- Homeowners would like the opportunity to review the paint colors before painting. (A) the Board will apply two new colors and owners can stop by and let Gary know their choice, but the Board will make the final decision. Jana Newman stated the color first look at had a under tone that she did not like once seen in the sunlight.

- Gary Crosslyn stated that Pool 2 has rough edges around the tile line. (A) Gary Choppe will need to contact Duanes Pools to see if they can repair it. Tile were set in by one piece and the concrete spelled over the tile and he wants to make sure they don't compromise the tile set if they sand down the concrete.
- Is there a plan for replanting trees and plant material? (A) Yes, Board has already stated by zone area and Fairways has four zones. This is now on hold until painting has been completed in each zone and they it will start again.
- Owners would like to have agenda posted on the website before the meeting so that they can decide whether or not to attend base on the agenda items. (A) Gary Choppe stated he will begin to post the agenda on the website.

Adjourned at 8:15pm

Respectfully submitted by Robin Choppé