

**THE MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
CAMARILLO MIRAMONTE HOMEOWNERS ASSOCIATION**

December 9, 2009

HEARINGS 6:15 p.m.

None

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the **Camarillo Miramonte Homeowners Association** held Wednesday, December 9, 2009 in Camarillo, CA. Richard Camacho noted a **Quorum** was present and called the meeting to order at 6:30 p.m.

BOARD MEMBERS PRESENT

Richard Camacho, President; Bob Merrilees, Secretary, and Greg Olewiler, Treasurer.

Colleen Scott of Anchor Community Management and Jerri Riffel of Recording Secretaries Inc. were also present.

BOARD MEMBERS ABSENT

Daryl Lee, Vice President, and Valerie Wyatt, Member.

APPROVAL OF THE MINUTES

The **motion** was made by Bob Merrilees, and **seconded** by Greg Olewiler to approve the Minutes of the November 18, 2009 as written. **Approved.**

GUESTS

A. Kathy Oswald – Landscapers Report

Homeowner, Kathleen Wood attended the meeting to discuss the issue of tree removal. Ms. Oswald will go to the property and see what can be done to put larger trees in place of those that are removed. Removal process can be slowed down until absolutely necessary.

Bob Merrilees suggested other types of trees such as Ginko be planted rather than Podocarpus. Ms. Oswald stated that this type of tree is slow growing, messy, and has a bad odor. She suggested Liquid Amber, but will give the Board other options and present her recommendations to the Board at the January meeting.

Ms. Oswald presented a proposal from Newbury Park Tree Service to prune 78 interior Sycamore trees, and the exterior Sycamore in front of the first entrance.

Kathy Oswald – Landscapers Report

Discussion and vote: After discussing the proposal, the **motion** was made by Bob Merrilees, and **seconded** by Richard Camacho to accept the proposal in the amount of \$6,375. **Approved.**

HOMEOWNERS PRESENT

Kathleen Wood 6104 Paseo Encantada Tree Removals

MANAGEMENT REPORT

- A. **Work order log** – Reviewed
- B. **Landscape water usage report** – Reviewed

BOARD BUSINESS

- A. **Liens**
The **motion** was made by Greg Olewiler and **seconded** by Bob Merrilees to lien Lots #135 and Lot #24. **Approved.**
- B. **Common Area Report** – Daryl Lee
No report due to the absence of Daryl Lee.
- C. **Tree Removals – Letter from Owner of 6104 Paseo Encantada.** Discussion took place during Landscapers Report.
- D. **Budget – Board discussion of financial condition of HOA and the possibility of a dues holiday** - Management recommends giving a dues holiday as a gesture of good public relations if extra funds are available.

TREASURER’S REPORT – Greg Olewiler

Financial statement as of 11/30/09:	Current Month	Year-to-Date
Total Cash Accounts		\$ 1,320,736.98
Total Income Accounts	\$ 46,998.45	\$ 237,940.67
Expenses	\$ 43,645.74	\$ 214,450.29
Net Income/Loss	\$ 3,352.71	\$ 23,490.38
Total Due From Homeowners		\$ 45,321.07

The Treasurer’s Report was approved as written.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m. to the Executive Session to discuss violations, delinquencies, and/or legal matters.

NEXT MEETING

Wednesday, January 13, 2010, opening with Owner Hearings at 6:15 p.m. at the Camarillo Miramonte Clubhouse in Camarillo, CA.

Submitted by: Jerri Riffel, Recording Secretary

Approved by:

 Bob Merrilees, Secretary Date
Camarillo Miramonte Homeowners Association
End of File