

# Camarillo Springs Common Area Association

Camarillo, CA 93012

Open Meeting of the Board of Directors

*Member's Agenda*

Thursday, February 11, 2010

Following Annual Meeting at 5:00 pm

The Springs Clubhouse

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**I. Call to Order**

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**II. Roll Call**

Daryl Lee (Miramonte) \_\_\_\_\_

Gus Gonzalez (Townhomes) \_\_\_\_\_

Charles MacFadyen (Tierras) \_\_\_\_\_

Ralph Finch (The Springs) \_\_\_\_\_

Jack Boyle (CCV) \_\_\_\_\_

Mary Thomas

Community Property Management

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**III. Open Discussion for Homeowners**

*Five (5) minutes per homeowner. Board will take all matters into consideration.*

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**IV.**

**MOTION CONSENT CALENDAR**

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*A motion to accept the consent calendar items A through C. Item to discuss must be taken off the consent calendar and placed in New/Old Business.*

**A. Approval of Minutes of Previous Meeting**

Regular Session Minutes from October 15, 2009

**B. Treasurer's Report for the Period of: January 2010**

*"The Board and I have reviewed all bank reconciliation's for the operating account as provided to me by Community Property Management, in accordance with Title 6, Section 1365.5 of the California Civil Code."*

	<u>Operating Fund</u>	<u>Reserve Fund</u>
January Ending Balance:	<b>\$1,333.77</b>	<b>\$419,489.28</b>

**C. Managers Report: Information only - No discussion or action necessary**

1. Repair and Maintenance Report

2. Correspondence - FYI

a. Emails from The Springs RE: Edison meter at Nature Park

b. Gold Coast Security Patrol Report for January 2010

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**Landscape Reports**

**A. SLM Monthly Reports from December 2009 and January 2010**

**B. SLM Monthly Walk Thru notes from 11/11, 12/16 and 1/27/10**

C/O Community Property Management P.O. Box 2817 Camarillo, CA 93011

Phone: 805-987-8945 Fax: 805-987-7906 Email: Mary@cpml.com

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**V. Unfinished Business**

- A. Your Front Door proposal for battery back ups for video surveillance**
- B. SLM proposal for new main line at Trees of Memory - \$4,400.00**  
*Tabled from 10/15/09 meeting. Total amount paid to Tierras for water usage \$1,099.13 (6 months). Review readings from meter since last meeting.*
- C. RV Lot report from Charles MacFayden – Warning tow letter and date Board to review list of owners who no longer reside at the Association.**
- D. Proposal from SLM for the installation of irrigation controllers**  
*Tabled from July 2009 – prices have increased.*
  - 1. Nature Trail \$1,250.00
  - 2. Gate 1 \$767.00
  - 3. Irena \$825.00

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**VI. New Business**

- A. Monument Sign Proposals**
  - 1. Ron's Signs  
\$2,950.00 refurbishment / \$5,435.00 replacement
  - 2. Double R Property  
\$1,925.00 refurbishment
  - 3. Association Maintenance Services – N/A
- B. Asphalt Pavement Proposal from GPM \$206,540.00**
- C. Stop sign replacement near gate 2**
- D. Bid from Your Front Door for Gate 2 – \$425.00**  
For replacement of key pad light on directory and fan
- E. Bid from Your Front Door for Gate 1 - \$500.00 or \$1,500.00**  
For noisy gates

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**VII. Next Meeting/Adjournment**

The next meeting is scheduled for May 2010 at 5:00 p.m. Location to be determined.

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