

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

January 3, 2012

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 Monday, January 3, 2012 in Camarillo, CA. Richard Camacho noted a **Quorum** was present and called the meeting to order at 6:28 p.m.

BOARD MEMBERS PRESENT

Richard Camacho, President; Jamie Schully, Vice President; and Bob Merrilees, Secretary. Greg Olewiler, Treasurer; was absent.

Colleen Scott of Anchor Community Management, and Jerri Riffel, Recording Secretary, was also present to record the Minutes.

APPROVAL OF THE MINUTES

The **motion** was made by Bob Merrilees, and **seconded** by Jamie Schully to approve the Minutes of the December 5, 2011 meeting as written. **Motion Approved.**

GUESTS

A. Kathy Oswald – Landscapers Report

It was reported that the irrigation performance is excellent.

Proposals were presented from Newbury Park Tree Service, Urban Tree Care, and Treescapes. Newbury Park Tree Service did not count all of the Jacaranda in their proposal, and Urban Tree Care missed all of the Poplars. Revisions will be made, and a vote will be taken next month.

HOMEOWNERS PRESENT

Jacob Baird	6132 Paseo Encantada	-----
Joanne Sobka	6266 Paseo Encantada	Questions regarding Fios. Bob explained why it is not an option at this time.
Sharen Strong	6274 Paseo Encantada	-----
Harold Hamilton	7028 Paseo Encantada	Rats: Would like to keep his bird feeder. Will submit a request in writing.
Jutta de Miranda	7044 Paseo Encantada	Garage Sale: Is interested. Asked about individual garages. Will give details in spring.

MANAGEMENT REPORT

- A. **Work order log** – Reviewed. No action necessary.
- B. **Landscape water usage report** – Reviewed. No action necessary.

BOARD BUSINESS

- A. **Liens** – None at this time.
- B. **Rain Gutter Cleaning**
 - 1. **Gus’s Maintenance, Inc. in the amount of \$4,395**
 - 2. **Tri-County Power Wash in the amount of \$3500**

After discussing the pros and cons of each company, the **motion** was made by Jaime Schully, and **seconded** by Bob Merrilees to accept the bid from Tri-County. **Motion approved.** Sealing and tile repair will be discussed with Gus at a future date.

- C. **Tree Trimming Proposals** – Proposals will be reviewed at the next meeting and a vote will be taken.
- D. **Financial Review 2011 (Draft Version)** – The **motion** was made by Bob Merrilees, and **seconded** by Richard Camacho to accept the draft review. **Motion approved.**
- E. **6067 Paseo Encantada** – Management asked Katie from Design Build to review cracks in patio. Owner requested the HOA to repair/replace. Katie advised owner to replace it as it is not HOA responsibility. Management suggested that upon sale, escrow instructions require owner to replace the patio. A letter will be sent.
- F. **Owner Request for Reimbursement regarding slab leak** – This is the Owners responsibility, and their insurance should cover it.
- G. **Pest Report – Details of problem with owner providing food sources for rodents via bird feeders and salt lick.**

TREASURER’S REPORT – Greg Olewiler

Due to the absence of Greg Olewiler, Colleen Scott presented the report

Financial statement as of November, 2011	Current Month	Year-to-Date
Total Cash Accounts		\$ 1,418,433.30
Total Income Accounts	\$ 49,021.48	\$ 248,298.46
Expenses	\$ 51,809.20	\$ 211,669.40
Net Income/Loss	\$ 2,787.72	\$ 36,629.06
Total Due From Homeowners		\$ 3,875.31

After discussing the report, the **motion** was made by Bob Merrilees, and **seconded** by Richard Camacho to accept the content as presented. **Motion Approved.**

NEXT MEETING – Next Regular Board Meeting will be held on Monday, February 6, 2012.

ADJOURNMENT - The meeting was adjourned at 7:20 p.m. to the executive session to discuss violations, delinquencies, and/or legal matters.

Submitted by: Jerri Riffel, Recording Secretary
 Approved by:

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