

**STONEGATE VENTURA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

***MINUTES***  
**JUNE 8, 2010**  
**6:30PM**

**CLUBHOUSE @ 1025 CACHUMA AVE., VENTURA, CA**

**I. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 6:34pm by President Jill Crawford. Also present were Marissa Garcia and Mary Jo Mitchell.

Jonathan Vincent and Carolyn Erbeck were not present.

**II. HOMEOWNER COMMENTS/GUESTS**

Bruce Corney, owner of TLC was present to discuss landscaping plans and proposals with the Board. Bruce and board discussed the situation with the 56 diseased Myoporum trees on the perimeter. It was suggested by Jill that new Escalonia bushes be planted by staggering them amongst the existing trees. By planting them this way, it would not require as many plants and would therefore not be as expensive. If needed, additional plants could be added at a later date. Bruce provided revised verbal estimate of \$1350 for tree vendor to remove half of the escalonia and stump grind. Bruce provided revised verbal estimate of \$1000 for amending the soil and planting 28 new escalonias. MTA by MaryJo Mitchell to approve the expense of \$2350, second by Marissa Garcia. Approved. Manager to find where money will come from.

Two other proposals were discussed. Bruce advised that the trimming bid for the RV lot area involved only the escalonia and not the myoporum. MTA by Jill Crawford to trim of the hedges at the RV lot at the cost of \$690, second by Marissa Garcia.

Approved.

Proposal for cutting back the dead section of hedge in the common area behind # 5 was discussed. Proposal tabled again.

Bruce and Jill and manager will work together to make sure the RV's are moved out so The hedge trimming can take place.

Board thanked Bruce for attending meeting and clarifying issues.

**III. APPROVAL OF MINUTES**

MTA by MaryJo Mitchell the minutes of the April 13, 2010 meeting, second by Jill Crawford. Approved.

**IV. TREASURER'S REPORT**

Presented by manager Colleen Scott.

MTA by Jill Crawford the financial report, second by Marissa Garcia. Approved.

**Per Civil Code 1365.5, the Treasurer has reviewed a current reconciliation of the Association's reserve accounts and operating accounts. The Treasurer has also reviewed actual reserve and operating expenses as compared to the current year's**

**budget as well as the latest account statements for the financial institutions where the Association money is held. The Treasurer also reviewed the income and expense statement for the Association's operating and reserve accounts.**

**V. BOARD BUSINESS:**

- A. Lien(s) – recommended one be placed on lot # 165-1. MTA by Jill Crawford lien on this lot #, second by MaryJo Mitchell. Approved.
- B. Backflow device replacement – manager advised that all concerns have been satisfied and Mitchell Fire is ready to schedule replacement. Board chose to have replacement completed on July 7, 2010. Notification will be handled via newsletter, post card, and postings on mailboxes as well as text messaging to those for whom management has phone numbers. Text messaging to be done by Marissa.
- C. Emergency water shut off –reimbursement. Homeowner of #2 where last water Shut off emergency occurred has asked to be reimbursed for the \$790 she spent To have the tree removed at the request of the HOA. Discussion. MTA by MaryJo Mitchell to reimburse owner, second by Jill Crawford. Approved.
- D. Landscape (proposed) work – handled under ‘Guests’ as item II.
- E. Water main replacement – Manager discussed with board how such a project would Be administered if the board decided to move ahead with the project. Manager Discussed some upfront costs that would have to be funded and options for funding Them. Manager suggested she prepare and present a written report showing options On this subject for the next meeting. Agreed.
- F. D & O insurance coverage – MTA by Jill Crawford to accept the Liberty Insurance quote for \$1468, second by MaryJo Mitchell. Approved.

**VI. MANAGEMENT REPORT**

- A. Water usage report – Board reviewed.
- B. Work order log – Board reviewed
- C. Correspondence – board reviewed. Request for waiver of fees for # 48 water Meter reading issues denied.

**VII. NEXT MEETING DATE**

The next regularly scheduled meeting is scheduled for August 10, 2010.

**VIII. ADJOURNMENT**

The meeting was adjourned at 8:15pm. The Board then met in Executive Session to discuss delinquencies and violations and to approve proceeding with a foreclosure.