

# VENETIAN GARDENS ASSOCIATION

1555 Mosaic Way • Stockton, CA 95207

CLUBHOUSE PHONE: (209) 477-3871 EMAIL: venetiangardens@att.net

## HOA Monthly Board of Director Meeting MEETING MINUTES

Minutes for meeting October 12, 2016

### AS AMENDED (11-9-16)

John Stevens, Gary Calhoon, Beverly Clarke, Abraham Mackey

Also attending: Greg and Janet Young and 3 others

Approval of last month's Minutes with Corrections submitted by Gary Calhoon

Special Meeting Minutes submitted by Beverly Clarke APPROVED

### TREASURERS REPORT

Gary reading the Balance Sheet dated September 30, 2016

Also the Profit and Loss Statement dated September 2016

Gary says the Budget Report will ready for discussion for Dec HOA Mtg.

Certified Letters are projected to be sent out to delinquent homeowners this next month.

### MANAGER'S REPORT

Greg has a proposal to the Parking Lot paved, repaired, sealed, and relined.

Adam Dados -- approx. \$4600 with a 2 year guarantee

Gary put forth a motion to approve a \$5000 expenditure - APPROVED

\$5000 spent to repair pump

Greg had an Arborist come and walk the golf course to advise re: Bark Beetle infestation. Greg also got a Proposal from Ernie's Tree Service of \$1400 (removal of one tree and trim hedges).

### COMMITTEE REPORTS

- PLANNING COMMITTEE - Gary explained the basic function of the Planning Committee in light of the hiring of Liberty Property company. The committee's work is back to what the CC&R's defined: reviewing landscaping. At September 27th meeting we approved the following... MOTION APPROVED: Gary made a motion that Abraham seconded. The committee then passed a rule stipulating that owners of rental properties in the Association must reveal to HOA Board the names and contact information of their tenants. Once the owners are informed in writing, they will have 30 days to comply. This will now become part of the STANDING RULES.
- GOLF COMMITTEE:
- Abraham shared about the successful tournament on October 1st. Plus he shared about the next tournament on Saturday, Nov. 5th.

**UPDATING CC&R's:** We have 44 printed CC&R's left. Beverly suggested that we send out a summary of the changes instead of the new CC&R's.

Gary suggested the scheduling of a Work Meeting to make phone calls

Still need about 102 more approvals.

**VG MONUMENTS-** Tabled until later meeting.

### NEW BUSINESS

Liberty Assn. Mgmt. did first inspection. And will have 2nd this month.

VG NEWSLETTER

Management Company Hiring and more... John, Gary, and Abraham to meet on Friday, Oct 14 at 9am at the Community Center to discuss

HOMEOWNER PROBLEM:

Ray Cesar, Homeowner in the Venetian Village reported Water Seepage on his property. We must discuss in Executive Session with Greg, who appraised of the situation.

Meeting Adjourned at 6:25pm