

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

April 12th, 2021

1555 Mosaic Way Stockton Ca, Clubhouse and Zoom Meeting

Agenda/Minutes:

PRESENT: Abraham Mackey, Mary Nelson, Angel Chere, Mansoor Soleimani, Dick Henander

Beverly Clarke, VG Manager

II. MEETING CALLED TO ORDER: 5:32

III. APPROVAL OF MINUTES of March 08, 2021 Approved

IV. MANAGEMENT COMPANY REPORT: 21 new violations, 5 ongoing, and 28 closed. Diana says fines need to be put on the property if the problem is corrected but not maintained so we do not have to continue to have new hearings on old hearings.

V. TREASURER'S REPORT:

Bank Balances:

Reserve Account and VGA Checking Account: \$ 165,567.01

Accounts Receivable: \$ 13,866.17

Total Current Assets: \$ 179,433.18

Expenses versus budget report, we are about 5% down. We are looking to put 5-6 thousand in the reserve account. We still have bills to pay this fiscal year. Due to the pandemic, we were unable to rent the clubhouse for the needed extra revenue. On past dues, one account finally paid in full, 6 homes still being taken to small claims court. We are hoping they will pay before court. Balance of 1100.00 in payments still being collected for the previous year.

VI. MANAGER'S REPORT

Clubhouse - Clubhouse remains closed. The County is in the red tier which allows small indoor gatherings. We have four small (50 people or less) events reserved for May, June & July, but we have had many inquiries. We will continue with the Covid Release forms and Covid precautions and

take reservations. Additional cleaning charges might apply. We will advise 10 days before if we need to cancel. Motion to approve: Approved

Pool- Paragon Pool Service informed us that the pool is looking really good due to the continual pool service through the winter months. Paragon will service our filter system after May 1st and before the pool opens on Memorial Day weekend. We plan to buy some floating toys to put into the pool to discourage, the ducks from swimming & pooping in the pool. We have had requests for our adult swim schedule for this year and when will the pool open. When the pool filters are serviced, we could open the pool for Adult swim only, and open up Memorial Day weekend for family swim. We may need to continue with our Covid-19 protocols (mask, social distancing, no furniture, etc.) Lifeguards or no lifeguards? New board can make that decision on lifeguards.. Adult Swim to open May 1st.

Golf Course – Will revisit the green replacement for holes 7 in the spring. A large pine tree that was lending over the green waste dumpster has been removed cost \$750. The ride on John Deere mower broke down. We had to replace the pulley belts cost unknown at this time.

VII. COMMITTEE REPORTS:

VIII. OLD BUSINESS:

- Still working on quotes for the small island on Bellini Way landscaping.
- We removed four trees on the large island on Griffin Point cost \$2700. There are still 6 trees on this island. We will wait until next year to address the removal of these trees. This island will need to be landscaped after all the trees have been removed.
- Three islands need the large pine trees trimmed, still working on quotes.
- Clubhouse parking lot has developed some small areas of the asphalt breaking up by the driveway and there are many cracks. We received a free sample of an EZ Cold Asphalt for repairing pot holes. The salesman for Syar Ind., Nate Mayo came and demonstrated how the product works by filling the pot holes for us. His recommendation on addressing the cracks was that we could slowly repair one area at a time with EZ asphalt at a cost of \$1050.00, per 8 x 8 square area. He filled the pot holes and we will wait to see if it holds up. After the repairs we would need to seal the entire parking lot and that should hold for 5 years. Total cost could be \$15,000 to \$20,000.
- Fountain areas out front of Clubhouse, we have a chance to get free dirt, so Bev will check bout getting rocks as well for the bottom.
- Cypresses on Venetian and Griffin Point need some trimming. Tree on golf course has a broken branch. Tree branches near hole 4 need to be trimmed.

IX. NEW BUSINESS and Open Forum:

- Beverly would like to propose to the Board that the position of Financial Assistant to replace Sherry D'Arcy be offered to Angel Chere starting April 19, 2021 at \$28 per hour (annual \$8,736.) Her schedule would be Monday & Tuesday 9:00 a.m. to noon. Beverly's new

schedule would be Wed, noon to 3:00 p.m., Thursday & Friday 9:00 a.m. to noon, starting May 1, 2021. Beverly will continue as the Association Manager and Angel would report to her. Beverly's compensation would be reduced to \$13,104.00 from \$20,192.00 starting May 1, 2021. There would be no increase in cost for the association. Motion to Approve: Approved

- We have received requests from members to pay their HOA dues online. With the Quick Books Online this option is available to use. There is a fee of approx. 3-4 % that would be deducted and the balance deposited directly into the bank account. We could charge a 5% fee to the members that would like to pay with a debit or credit card. Beverly did a test to see how it works. We would send an invoice via email to the member and that creates a link for them to pay the bill online. Motion to Approve: Approved

- **X. ADJOURNMENT – 6:24 pm**