

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

November 8th, 2021

1555 Mosaic Way Stockton Ca, Clubhouse

Agenda/Minutes:

Present: Abraham Mackey, Mary Nelson, Jeff Carr, Carol Hail, John Stevens, Beverly Clarke, VG Manager

Meeting called to Order: 5:33 pm

Approval of Minutes: October 11th, 2021, Approved

Management Company Report: 22 new violations, 21 ongoing, and 34 closed. Discussion on homeowners who still are in violation.

Treasurer's Report:

Bank Balances:

Reserve Account and VGA Checking Account: \$ 276,321.29

Accounts Receivable: \$ 31,158.35

Total Current Assets \$ 307,479.64

Manager's Report:

Clubhouse: Clubhouse reservations continue to come in, we collected \$1150 last month in rental fees.

Silver Fern Construction started the repair work November 1, 2021. More dry rot was found after the wall was open. There will be an additional cost for this work. The city inspector will be here on Tuesday, Nov. 9th. When the repair is approved Silver Fern Construction will complete the work by November 19, 2021.

The large blower fan upstairs appears that the fan belt is the problem and needs to be replaced. Seeking bids for this work, need any recommendations. Lovotti was suggested, number to be texted to HOA Manager.

During the storm on October 25th, we experienced many leaks in the roof of the clubhouse. The worst area was in the bar area, hallway, and lower level. Still trying to get a roofer for the repairs. All roofers are very busy after the storm. Any recommendations would help. We need a roofing inspection for the whole roof. Right now, a patch on the hallway would take care of that, but not the bar area. All the board to look into this.

Pool: The pool is closed until Memorial Day 2022. There is still a chlorine shortage. We have been out of chlorine off and on for 2 months. The pool is getting green, and we informed Paragon Pool Service of the issue. They are working on it and the supply of Chlorine. The pool service has been reduced to once a week at a cost of \$180 per month for the winter months. We were informed by Paragon Pool service that chlorine may become even more difficult to purchase by next June due to the fact two of the factories that produce chlorine for pools will not continue to make chlorine for pools. They felt we may have to open the pool on a limited schedule next year. **Last Board meeting, we spoke about buying and stockpiling the chlorine, has this been investigated?** HOA Manager has ordered two drums of chlorine. Should be here in two weeks. Checking with Leslie Pools for tablet dispenser.

The sliding glass door into the pool office is broken and must be replaced. Bell's Bros. gave us a bid of \$3150 to replace the door. We accepted this bid and are waiting for a date from them for the repairs.

Golf Course: A large pine tree at hole #7 fell on Sunday Oct. 26th onto a member's home. We were notified on Monday morning and proceeded to have the tree removed at a cost of \$3800. Per the President, Two Brothers need to come back and look at the rest of the tree remaining. We filed a claim with our insurance carrier. Deductible \$1000.00 They will proceed with an investigation to determine our liability for the damages to our member's home. This can be determined as an act of God. The large redwood tree on the golf course close to hole #7 was struck by lightning. This tree will be removed asap, the cost to take the tree down is \$1600.00. **The tree was approved at September's board meeting to take down, readdressed in October's meeting, why the delay? This tree requires permission from the property owners near the tree for access to the tree to go thru their yard. HOA Manager to contact homeowners.**

Tennis Court-

OLD BUSINESS: Marshall is still recovering; he would like to come back part time (2 days a week) after he receives a release from his doctors hopefully in November 2021

NEW BUSINESS: December 10th, Wine and Music night.

Fountain needs to be pumped out due to it can be a hazard for ducks and people. HOA manager will take care of this. Area of Venetian needs to be blown from pond, thru the condos where the green fence is. There is a lot of debris from the trees. Water activated flood barrier, 40.00 for 10 feet, or something like it need to be used near the back door near the piano, where water seems to be coming in.

COMMITTEE REPORTS:

Beautification Committee:

Golf Committee:

ADJOURNMENT: 6:23 pm