

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

September 13th, 2021

1555 Mosaic Way Stockton Ca, Clubhouse

Agenda/Minutes:

PRESENT: Abraham Mackey, Mary Nelson, Mansoor Soleimani, Jeff Carr, Beverly Clarke, VG Manager

MEETING CALLED TO ORDER: 5:31 pm

APPROVAL OF MINUTES of August 9th, 2021 Minutes Approved

MANAGEMENT COMPANY REPORT: 15 new violations, 16 ongoing, and 32 closed.

TREASURER'S REPORT: Our revenue is 99% on budget for collections. For 4 months into the year we are at 36% not the 33% where we should be. This is due to the lifeguard expense and we paid our insurance in full.

Bank Balances:

Reserve Account and VGA Checking Account: \$304,383.88

Accounts Receivable: \$35,602.33, sitting at \$11,000.00 in collection. and \$10,700.00 in unpaid dues. Demand letters have gone out.

Total Current Assets: \$339,986.21

MANAGER'S REPORT

Clubhouse – Clubhouse reservations continue to come in, we collected \$200.00 in rental fees last month.

The major stress crack in the upstairs area of the clubhouse plans have been submitted by Silver Fern Construction to the City for permits. We will receive the bid for the repairs and painting of the upper level after the color selection of the paint for the upper level and detail instructions from us.

The large blower fan upstairs motor will be repaired or replaced on September 22, 2021; quote is \$125.00. He is also checking out loose wires.

Pool - The pool is closed for the year to family swimming. The lifeguards are no longer working. The adult swimming is still open Tuesday to Sunday 10:00 a.m. to 12:00 p.m. and 5:00 p.m. to

7:00 p.m. without lifeguard on duty. Lock is being left unlocked. Sign in sheet is not being used currently. We need to make a new sign saying to lock the bathroom doors and the gate. If the issue continues, who will come down to lock the gates and doors? Manager to advise.

Question asked: Is this a liability to have people in the pool unattended. No, as they have to sign an waiver to use the pool. Our Insurance company advised on the proper protocol.

There is still a chorine shortage, we are not able to get the 30 gal. drums and are seeing an increase in cost.

The sliding glass door into the pool office is broken and must be replaced right away. Silver Fern Construction is providing a quote. Bell Brothers was called, but not followed up on by manager. Homeowner will call someone she knows to get a quote.

Golf Course – The John Deer mower is down again in need of a drive belt. This is scheduled for repair on Sept. 11th.

On September 10th during the thunderstorm at around 5:30 a.m. a large tree on the golf course close to hole #7 was struck by lightning. The fire department felt the tree maybe unstable, so we had a tree service look at the tree. They noticed the sap from the tree was leaking out at the base of the tree. The tree was struck about 30 feet up and in the middle of a fork and was on fire. They felt the tree will die and the cost to take the tree down is \$1600.00. This is very tall tree {100 ft} in a hard place to get to on the course and very close to two houses. Tree to be removed by the HOA

Tennis Court- All the courts have been cleaned up plus the area behind the tennis courts. The 3rd court is not open for members to use currently.

COMMITTEE REPORTS:

Beautification Committee: The suggestion for the paint for the clubhouse is Alabaster. This color has been tabled for now.

Report: 40 hours were spent on the landscape issue and club house in the last month by Dawn, Joyce, Kelly. Interior Designer and landscaper were contacted. By utilizing a professional's service, the services will all be covered by sub-contractors which will give us faster service and better pricing. By using an outside firm, we would abide by their decisions. 3 firms have been contacted and the committee will have quotes by October, though the work can take longer for the landscaping. For the clubhouse, the Interior Designer would like to know a budget. Luxury for Less is the interior designer. There should be a swatch board by October.

In regards to Silver Fern needing information for the upstairs repairs, the paint would be Alabaster and the carpet would need to be pulled up and then relayed back down for the time being. Alabaster would be used for trim, walls etc, no other colors.

Where is the money coming from, if the reserve is used specific repayment might be dictated per civil code 5515. We will verify with Diana Wallace on the specifics of using the reserve.

The committee urges the board to apply for a PPE grant with the county to cover losses. This is \$10,000.00 if granted. The president applies for the grant, per the HOA manager.

HOA President gives overview on how the phasing is working for the upstairs. This allows the Beautification committee more time to come with a cohesive look, rather than go with the alabaster paint for right now. This also allow for another bid other than Silver Fern to complete the finished look.

Landscape Fountains: What is the budget, will there be money available? We will take a look at the budget and see what we can come up to give an answer. A figure of \$10,00.00 was discussed, but not set in stone. The concern is if there is no money, should this work be tabled as a lot of time from the committee has gone into this. The treasurer has assured that the board has really been working on this issue.

OLD BUSINESS- Marshall is still recovering. He came in last week and would like to come back part time (2 days a week) after he receives a release from his doctors in early October.

Working on quote for the electrical work for the front fountains. \$1900.00 bid has been received, but seems high. HOA Manager will continue to get quotes.

The large pond fountain needs a new motor. We received the new motor the cost is \$300.00 and will be replaced by the electrician on September 22nd. His cost \$250.00.

The island on Griffin Point Ct. irrigation valves were replaced and reconfigured cost \$400.00.

NEW BUSINESS and Open Forum: The Attorney needs approval of the Board to file lien on VGZ 173 for past due H.O.A. Annual assessments, open fines, and finance fees. Motion Approved by all.

Homeowner suggests breaking up the HOA dues into 2 or 3 installments and eliminate other payment plans. Strictly apply interest for the late dues.

Homeowner suggests the increase of the HOA dues. This would allow more implementation of repairs. No longer waive liens for foreclosed properties.

Homeowner suggests that homeowners with yard and vehicle violations, ensure that financial penalties are imposed promptly. Compliant homeowners are harmed by extensions of time and waiving of penalties, as violations simply persist.

Homeowner suggests that we longer waive liens on foreclosed properties. Explanation was given that this does not happen.

Need to get with Liberty Management to see if they can drive up and back down each street.

Homeowner suggests that the Board meeting time be moved from 5:30 pm to 7:00 pm so that more homeowners can participate.

Resume delivery of as paper newsletter to homeowners at least to new residents.

ADJOURNMENT – 7:06 pm