

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

January 10th 2022

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 5:32 pm

Approval of Minutes: December 13th, 2021

Management Company Report: 17 new violations, 30 ongoing, and 7 closed.

Treasurer's Report:

Bank Balances:

Reserve Account and VGA Checking Account: \$234,451.74

Accounts Receivable: \$31,961.61

Total Current Assets: \$266,413.35

Manager's Report:

Clubhouse: Clubhouse reservations continue to come in, we collected \$900 last month in rental fees.

We received a bid from Cen-Cal Glass to reseal all the upper windows for \$3476. This was approved by the Board, and we are on their schedule for January 24th.

The large blower fan upstairs has been repaired but it was discovered that the belt pulley is broken. We have ordered the part.

The repairs to the clubhouse roof have been completed by Aguilar Roofing at a cost of \$6000. Will need to get bids for the ceiling repairs in the hallway from the leak. HOA Manager is checking to see what needs to be replaced before getting quotes as well as painting the interior. Timeline: End of Month to be completed

Due to all the repairs that have been done in the clubhouse, the Board should consider raising the rental fee to offset some of these repairs. We are currently at \$200 for less than 50 people and \$350 for 50-120 people. Suggestion: \$250.00 for less than 50 and \$400.00 for 50 and more. Motion Approved to start effective May 1st 2022 Motion Approved by all.

Window sealing will be done on the 24th of January

Pool: The pool service has been reduced to once a week at a cost of \$180 per month for the winter months. We are still experiencing excessive amounts of chlorine being used in the pool. Have talked to Paragon Pool Service about this. They tell me that this is necessary to maintain the pool through the winter. At this time due to the increase in the cost of chlorine we have an expense of \$1000 per month. We have never paid this in the past to maintain the pool during the winter and did not budget for this additional expense. We are paying about 9.30 per gallon now.

Let's reach out to Lincoln Village on who is doing their pool service as they have multiple pools. See if they are having the same issue. We should get a second opinion on why this is happening now. Discuss with Paragon if there is water issues. Timeline: end of the week, showing a trend in the chlorine used over the last years.

The sliding glass door into the pool office has been replaced by Bell Brothers cost of \$3150.00

Golf Course: The insurance company will proceed with an investigation to determine our liability for the damages to our member's home. HOA Manager called Todd Bowman our agent and has not heard anything from him or our insurance company yet. Suggestion: E-mail him, He seems to always reply to e-mail per HOA secretary.

The large redwood tree on the golf course close to #7 greens was struck by lightning. This tree was removed on January 4, 2022, the cost to take the tree down is \$1600.00.

Tennis Court- Aguilera Custom Fencing has completed the replacement of the fence by the tennis courts. The bid to install the post and weld the rod iron panels was \$850.00

OLD BUSINESS: Was the meeting held regarding the dog for the golf course? Can we get an update for the members that did not make the meeting? No meeting was held... HOA Manager did research on this if we choose to pursue, it is quite expensive. HOA Treasurer also did research on this with fish and game, and dogs can be considered harassment. Vice President looked into this with using coyote statues. We had before but they seem to have disappeared.

NEW BUSINESS: Budget meeting needs to be scheduled, looking to set a date in February.

COMMITTEE REPORTS:

Beautification Committee:

Golf Committee:

Open Forum:

ADJOURNMENT: 6:14 pm