

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

February 14th, 2022

1555 Mosaic Way Stockton CA, Clubhouse

Agenda/Minutes:

Present: Abraham Mackey, Jeff Carr, Carol Hail, Beverly Clarke, VG Manager

Meeting called to Order 5:30 pm

Approval of Minutes: January 10th, 2022

Management Company Report: 30 new violations, 21 ongoing, and 46- closed. We are seeing more violations for auto registration, yard maintenance and less trash containers. We are receiving more responses via email & mail.

Treasurer's Report:

Bank Balances:

Reserve Account and VGA Checking Account: \$212,747

Accounts Receivable: \$32,257

Total Current Assets: \$245,003

Manager's Report:

Clubhouse: Clubhouse reservations where slow in January do to Covid-19 concerns.

Cen-Cal Glass has resealed all the upper windows for a cost of \$3476.

The large blower fan upstairs needs a new belt pulley and will be replaced this month.

We received 2 bids from painting companies that include the repair of the ceiling in the hallway by the men's bathroom door. Bids are from Lopez Painting For \$4,000. and We Paint for \$5650. We emailed Dawn Goodman on the Beautification Committee regarding the painting of the Clubhouse in the areas where all the repairs have been done. Dawn Goodman and Kelley Beatolandes from the Beautification Committee attended the meeting and will have the designer's painter come and give a bid for the painting of the repair area and a second bid for the painting of the balance of the clubhouse by the end of the month if possible.

Window sealing has been completed.

Pool: The pool is closed until Memorial Day 2022.

The pool service has been reduced to once a week at a cost of \$180 per month for the winter months. The use of chlorine in the pool has been reduced in the last month. Our cost for chlorine is currently at \$9.23 per gallon delivered. Clearwater Pool & Spa has chlorine for \$8.18 per gallon 11% savings (\$91.00 per month). We buy in bulk through Paragon Pool in 30 gal. Drums. Clearwater is in 1 gal. Bottles, picked up on Hammer Lane. There is a limit on how much you can buy without a license. Currently we use approx. 90-120 gallons per month. The Manager will check with Clearwater to see what quantify we buy at a time and if they will deliver. We will also contact other community pools (Lincoln) to determine who they use for pool service, if they use lifeguards, and how they manage issues like ours by end of month.

Golf Course: Talked to Todd Bowman our insurance agent regarding the home that was hit by the fallen tree. His response is: The issue with the claim is that the tree did not fall on property that is insured by the HOA policy. For instance, had the tree fell on club house then the policy would have kicked in. If a tree just falls down the HOA policy coverage for debris removal does not apply. As stated previously the tree would have to cause damage to covered property on the policy. Regarding the Blackwell's property, they would file a claim under their personal home insurance and from that point their insurance carrier would reach out to the HOA and or PHLI for subrogation. He would be happy to come to the board meeting and speak with the board as well to answer any questions they may have.

Old Business: Marshall is back at work full time as of January 17, 2022.

Geese issues were brought before the Board by member Maury. Maury presented a petition to the Board signed by other members regarding the need to control the geese that have taken over the golf course. He expressed his dissatisfaction with the Board's lack of response to the many request that something be done about the geese. He presented options that the Board should consider.

2022-2023 Budget Proposal was presented to the Board and approved.

New Business: Full Reserve Study is due next year. Golden Consulting has given us a cost of \$2250. For the completed study which includes the 2023-2024 & 2024-2025 review study. Last complete study cost was \$2,000.

Manager will send them a list of reserve items that were replaced this year along with a list of reserve items to add to next year's study.

Abraham will start the work on the Newsletter for the call for candidates for the coming Board election. This needs to be in the mail by early March.

COMMITTEE REPORTS:

Open Forum:

ADJOURNMENT: 6:53 pm