

**Venetian Gardens Homeowners Association**

**BOARD OF DIRECTORS MEETING**

December 13<sup>th</sup>, 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** 5:30 PM

**Approval of Minutes:** November 8th, 2021

**Management Company Report:** 17 new violations, 21 ongoing, and 25 closed.

**Treasurer's Report:**

**Bank Balances:**

**Reserve Account and VGA Checking Account:** \$255,640.36

**Accounts Receivable:** \$31,751.98

**Total Current Assets:** \$287,392.34

**Manager's Report:**

**Clubhouse:** Silver Fern Construction started the repair work November 1, 2021 and completed the work by Nov. 19<sup>th</sup> including additional dry rot issues. The city inspector has inspected the work and has approved the repairs. Final payment was paid to Silver Fern total repair cost is \$29,729.21. Silver Fern went up on the roof and feels that our leak problem could be the lack of caulking around our windows. The existing caulking is cracked and missing. We have made an appointment for Dec. 15<sup>th</sup> with a window company to access the windows and give a bid to replace the caulking around the windows. Possibly Silver Fern can give a bid as well.

The large blower fan upstairs appears that the fan belt is the problem and needs to be replaced. The fan belt will be replaced this week, 12/13/2021.

Still trying to get a roofer for the repairs. The board was supposed to give the HOA manger names but did not. All roofers are very busy after the previous storm. HOA Manager's son will give us some referrals in our area who work on tile. Roof leaks in the bar area, and in the hallway to the bar area.

Possible leakage upstairs. Hugon Construction was mentioned as a possible candidate to get a quote from.

**Pool:** The pool service has been reduced to once a week at a cost of \$180 per month for the winter months. 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. They will complete the work on January 17, 2022

**Golf Course:** A large pine tree at #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. We filed a claim with our insurance carrier which was declined due to the lack of insurance for trees. They will proceed with an investigation to determine our liability for the damages to our member's home have not heard anything from our insurance yet. HOA Manager to contact our Insurance agent to follow up on what is going on between both insurances.

The large redwood tree on the golf course close to #7 greens was struck by lightning. This tree will be removed on January 5, 2022, the cost to take the tree down is \$1600.00.

#### **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 January 2022.

Discussion on hiring a new maintenance person. Do we have a job description we can put out for potential candidates? Part time position discussed as well as a full-time person. Should we look for a person who can do all jobs? Can our existing employee continue to do the work, or does he need help?

Should we start looking for someone for next year? The consensus is yes, and we should be able to discuss this in the next board meeting. HOA Manager to send out the job description.

**NEW BUSINESS:** Received a quote from Aguilera Custom Fencing to secure the fence by the tennis court. Approximately 13ft using the left-over rod iron fence panels and adding two new metal post. This area of fence has frequently been used by homeless and others to enter onto the golf course and property. The bid to install the post and weld the rod iron panels would be \$850. Motion to approve: All Approved. .

Serious issue on the golf course, about the resident shooting geese. Fish and game have been called out and told resident not to shoot the geese. Suggestion was given to the board to get a dog to deter the geese, as well as the city councilman's number to the resident to have the city to help. Specific meeting to be held about the dog at the clubhouse. We need to check with the insurance company first. This meeting should take place before the February board meeting if we are going to go forward with this type of suggestion. It was brought up that certain dog could go on the golf course wearing vests to take care of the geese as well. Meeting on January 4<sup>th</sup> at 6:00 pm in regard to the geese and dogs on the golf course, prior to board meeting. Everyone should get info on this prior to the meeting.

Discussion on how we do things in a more timely manner. Once the board makes the decision to proceed with a decision, we will now give a time frame in which we want quotes and or completion.

Reminder about December 17<sup>th</sup> Music evening. There will a trio that night.

**Open Forum:**

**COMMITTEE REPORTS:**

**Beautification Committee:**

**Golf Committee:**

**ADJOURNMENT: 6:35 pm**