

Venetian Gardens Homeowners Association

BOARD OF DIRECTORS MEETING

March 14, 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: 5:30 pm

Approval of Minutes: February 14th, 2022

Management Company Report: 14 new violations, 22 ongoing, and 40 closed. Basketball hoops are allowed on the house if painted the house color. But portables must be out of sight from the street. All vehicles must be registered per the CC&R's. Discussion on tenants not following these rules.

Treasurer's Report:

Bank Balances:

Reserve Account and VGA Checking Account: \$195,921.42

Accounts Receivable: \$32,965.93

Total Current Assets: \$228,887.35

What will we be putting back into the reserve at the end of this year? The answer is we are not quite sure yet. But possibly close to \$30,000.00.

Manager's Report:

Clubhouse: Club house reservations were \$400.00 for February. Painting of the clubhouse starts today and will take 2 to 3 weeks. The large fan blower upstairs has been repaired. We had two break-ins at the club house. We are taking special precautions by locking all the dead bolts on the exterior doors and gates each day. It was discovered that a window off the bathroom area had been broken and was the entry point for the second break in. The window will be reinstalled on Wednesday by Gen glass. The alarm is set about 7:00 pm, and the second break in thru the windows was done before that. The first break in a key was used. ADT lost Beverly's phone number which is why she did not receive the first call on the first break in.

Discussion on Locking out Homeowners from using the bathrooms after 4:00 and on the weekends.

- 1) Better outdoor lighting needed and new camera. This is being looked at now.
 - 2) Have ADT come back out and look at the system. Or get indoor cameras from Costco.
 - 3) Have interior locks put on the bathroom doors on Wednesday.
 - 4) The alarm will be set at 4:00 pm.
 - 5) We will be calling to see about getting bars on the windows.
- Gates will be unlocked by the weekend for the golfers and all to use again this weekend.

Pool: The pool is closed until Memorial Day. No issues to report.

Did we talk with Lincoln Village pools, regarding their pool maintenance? Answer: Angel has not been able to contact them, so we are going to let this go. Did we talk to paragon about water issues? Answer: We have made some adjustments and we are not using as much chlorine. Did we talk to another pool service regarding price? Answer: Bev is going to investigate this. Lifeguards: Do we need lifeguards? Answer: We will be asking Todd Bowman and Diana Wallace from our insurance and management company to come to the next meeting to discuss our liability.

Golf Course: We have an offer to buy, two pieces of equipment, a gas golf cart with bed and an aerator for \$6,000. Our irrigator broke over 2 years ago. Our golf cart is electric, a second cart would be helpful. We paid \$3,000 for our electric golf cart in 2016 and have received quotes for a used aerator for \$3,100.00 in 2020. 3 Board members have voted to approve via e-mail based on the cost being \$5500.00. One board member wished to discuss. The \$5500.00 quote was wrong, it is \$6000.00. Motion to Approve: All Approved.

Tennis Court- HOA secretary still working on the date to borrow the grinders.

OLD BUSINESS: The Reserve study for 2022-2023 is \$2250.00 and will be done in May. It includes 2023-2024 and 2024-2025.

NEW BUSINESS: How much money will be allocated to the Beautification committee for design. The flooring, painting, remodeling has \$28,000.00 in the reserve. The figure should be about \$20,000.00 including reserve funds and clubhouse budget.

The fountain pump has been removed so we can begin work on the fountain. Has the city been called in regard to the water issue? Per beautification committee, if we put dirt and rocks in the fountain, it will settle down. But Jeff says it is 6 inches deep as he has already drilled holes. Checking with the city to see if we need a permit to change over to a planter from a fountain. Beverly to look into it.

COMMITTEE REPORTS:

Beautification Committee: Designer will be here next month at a cost of \$150.00 to present to the board.

Golf Committee:

Open Forum: Parking on Griffin Point, block's view that is hazardous. Can the city paint the curb?.

ADJOURNMENT: 6:46 pm