

Venetian Gardens Homeowners Association
BOARD OF DIRECTORS MEETING
1555 Mosaic Way Stockton Ca, Clubhouse
September , 12th 2022
Agenda/Minutes:
Present: Abraham Mackey, Mary Nelson, Jeff Carr, Dave Clarke, John Stevens, Beverly Clarke, VG Manager
Meeting called to Order : 5:30 pm
Approval of Minutes: August 8th, 2022 All Approved
Management Company Report: 14 New Violations, 25 Ongoing, 34 Closed.
Management Company Discussion
Need to Notify Liberty management regarding a basketball court.
Treasurer's Report:
Bank Balances:
Reserve Account: \$231,247.96
VGA Checking Account: \$6736.62
Accounts Receivable: \$65,276.60
Other Current Assets: \$100.00
Total Current Assets: \$303,361.18
Budget/Fees Discussion:
Approval of changes in the budget. Special Assesment?
Electrical bill was budgeted at \$27,000.00 and we are at \$41,00.00 right now. Should we assess \$25.00 per unit.
Motion to further the discussion for an assesment in Eexecutive session. All Approved.
Manager's Report:
Clubhouse:
Clubhouse reservations were \$1,150.00 in August.
The next project will be the bar area in the clubhouse.
Front fountains need one more load of soil. The electrical needs to be properly connected and the water needs to connect to the main water line before we can start the landscaping.
Per Jeff, Electrical is now done. Jeff is hoping to get the last load in this week. Water will be connected last.
Pool:
The pool is closed until May 2023 for open swim. Adult swimming will continue until the end of September from 9 a.m. to dusk. Paragon will be doing a back rinse on the sand filters and a Preventative Algae Treatment, Scale Treatment to aid in the reduction of phosphates and algae growth, cost \$493.
Lifeguard and moniter program has really worked. Homeowners felt this was a good situation.
Pool will remain open as long as good weather for adult swim. Not just in September, but perhaps October.
Golf Course:

Venetian Gardens Homeowners Association

Holes #4 and #9 continue to be maintained per the instructions from our consultant Cesar. Hole #7 will take more prep work and will be replaced hopefully in late September or early October. We have seen a big improvement to the golf course greens. This has come at a cost of very high electric bill and over time for the 24/7 watering. 65% increase.

Fairways can bleach out in time of drought, possible money saver?

Tennis Court/Recreation Area:

Tennis Court #3 is completed, and we have opened the court for use. The repairs to the fence and removal of the small gate will be done by Francisco when the heat wave is over. He will do these repairs at a cost of \$950.

The double gate for the parking lot side is still pending a bid from Francisco and Benton Fencing. This work can't be started until November by Francisco and Benton has not returned our calls or emails.

Need new signs for the tennis courts. We should also put small fences between the courts.

Business:

Old Business:

All fencing on Venetian is painted. Bathrooms and New cabinet area in clubhouse is done. Half of the chairs for the clubhouse have arrived and the other half will arrive this week.

The fence on Venetian by Griffin Point is bowing out. This is an Homeowner issues.

New Business:

Additional Insurance was approved for the Golf course, to cover events and debris removal in an executive meeting.

Club House rental changes: \$300.00 0-50 people. \$400.00 51-75 people. \$500.00 76-125 people. Additional Charge for Club house monitor \$15.00 per hour. \$65.00 per chair if damaged. Motion to approve these changes: All Approved. This is effective as of 09/12/2022.

Pool Rental: Since the weather is so good and the pool closed, shall we make it available for party rental? A document needs to be written and we will discuss again.

Marshall is retiring 09/15/2022 and the golf course will now be managed by Cesar Enriquez Consulting.

Committee Reports:

Beautification Committee:

Golf Committee:

Open Forum:

Home owner is delighted by the changes.

Executive session will be held for personnel matter. Friday 09/16/2022 11:00 am

ADJOURNMENT: 6:20 pm