

<b>Venetian Gardens Homeowners Association</b>
<b>BOARD OF DIRECTORS MEETING</b>
1555 Mosaic Way Stockton Ca, Clubhouse
December 12th, 2022
<b>Agenda/Minutes:</b>
<b>Present:</b> Abraham Mackey, Jeff Carr, Dave Clarke, John Stevens, Mary Nelson, Beverly Clarke, VG Manager
<b>Meeting called to Order : 5:30 pm</b>
<b>Approval of Minutes:</b> November 14th 2022 <b>Approved</b>
<b>Management Company Report: 13 New Violations, 23 Ongoing, 10 Closed.</b>
<b>Management Company Discussion</b>
Next hearings will be in January if necessary after 12/22/2022 drive thru. Back yards of golf course, who is checking those? Anyone in the HOA can send a picture and e-mail to Liberty Management.
<b>Treasurer's Report:</b>
<b>Reserve Account:</b> \$150,310.81
<b>VGA Checking Account:</b> \$-2962.06 ( Monies were just not transferred from one account to another at time of meeting )
<b>Accounts Receivable:</b> \$65,935.80
<b>Other Current Assets:</b> \$0.00
<b>Total Current Assets:</b> \$213,554.55
<b>Budget/Fees Discussion:</b>
Official Elections Results as of 12/05/2022 11:30 am \$30.00 per unit
Number of Units 365 Number of Ballots received 186 Quorum Achieved Yes
96 Yes Votes 89 No Votes 1 Blank form
The Special Assessment was approved by the membership. All invoice mailed out last week.
HOA Manager is working on Reconciliation sheet for the year and projected 5 months. See Below.
\$82,540.85 left in Reserve account as of today. Operations Account \$46,765.00. Special Assessment \$33,450.00 due. We are running on a average \$20,000.00 in expenditures per month. Outstanding HOA dues: \$4400.00 making payments. \$10,967.00 no payments. Every month letters go out requesting payment.
<b>Manager's Report:</b>
<b>Clubhouse:</b>
Clubhouse rental fees for November: \$1100.00 Year to Date: \$9100.00. Booking out till June.
No work being done at this time to save money. No Roof leaks.
<b>Pool:</b>
No work being done at this time to save money.
Pool sweep has arrived and was \$1805.00 works great.
<b>Golf Course:</b>
Have reduced the watering on the course and on the islands.
Golf Tournament scheduled 12/17/2022
<b>Tennis Court/Recreation Area:</b>
No work being done at this time to save money.

<b>Venetian Gardens Homeowners Association</b>	
<b>Business:</b>	
<b>Old Business:</b>	
Getting an Attorney to look over Venetian Village old contract	
Susana Cendejas Grime Law, Manteca. She will look over the contract at no charge as a consultation. If more time is needed, it would be \$200.00 for 30 minutes, \$425.00 per hour or she will match any other fees that are in writing.	
Alex Sohal Adams Stirling, Stockton. Standard rate is \$300.00. Reduced rate of \$280.00 per hour for an annual fee of \$950.00 with unlimited 6 minute calls. 90 minute board training, Davis Stirling Legislative update and reduced rate of \$20.00 per lawyer and \$10.00 per paralegal.	
<b>New Business:</b>	
Neighborhood Watch meeting in January on a Wednesday. What date is everyone available? Wednesday 18th	
Executive Session January 9th after Board meeting regarding financial meeting.	
Additional Security needed due to electrical room break in. Dead bolts will be installed.	
Need a date in January to review the budget, settle on a date at the next board meeting.	
<b>Committee Reports:</b>	
<b>Beautification Committee:</b>	
<b>Golf Committee:</b>	
<b>Open Forum:</b>	
<b>ADJOURNMENT: 6:22 pm</b>	