

# RANCHO MADERA HOA

## Board of Directors Meeting Thursday, November 17, 2011 455 Circle Knoll Drive Simi Valley, CA

### ***Board members in attendance:***

Bj. DeCastro, Michael Stavrakis, Chris Barrett, Gay Giuliani and Wes Patterson

### ***Others in attendance:***

1 Homeowner

Alicia Camarillo - HOA Manager

Kelli Gurski – Recording Secretary

### **1) Call Meeting to Order**

The meeting was called to order by Bj. DeCastro at 6:36pm.

### **2) Open Forum**

No homeowner concerns.

### **3) Secretary's Report**

**MOTION:** A motion was made by Chris Barrett to approve the October 19, 2011 meeting minutes as amended. Motion was second by Gay Giuliani and passed unanimously.

### **4) Committee Reports**

i) **ACC Report** by Wes Patterson, report and update. It was noted by Bj. DeCastro that Wes Patterson was appointed as the Secretary of the ACC. To provide better communication between ACC and management, management will email copy of letters directly to Wes upon completion. It was noted that the correction for Lot 054 has not been completed. Management will send a follow-up letter advising that concrete color still needs to be corrected. Wes Patterson also reported that remaining applications were signed off.

ii) **LCC Report** Michael Stavrakis reported that the Committee met and did a walk thru. It was noted that the oak tree at the entrance appears to have been hit. Treescapes has been contacted to come out and evaluate and provide a recommendation. Michael also reported that the fence color is still not correct and will look at more swatches next week.

iii) **Liaison Committee Report** It was noted that the swales/drains are still clogged with debris and need to be cleared. Management to contact the City.

### **5) Treasurer's Report**

i) The Board reviewed the October 2011 Financial Statement.

**MOTION:** A motion was made by Chris Barrett to remove the "Annual" line item for the Annual Meeting as it was reclassified under "Secretarial". Motion was seconded by Gay Giuliani and passed unanimously.

**MOTION:** A motion was made by Michael Stavrakis to approve the October 2011 financials. Motion was seconded by Chris Barrett and passed unanimously.

ii) **Delinquencies:** The Board discussed the delinquency log.

The Board was in agreement to monitor Lot 018 until next meeting.

iii) **Reserve Analysis**

It was noted that the Reserve Summary was corrected to reflect *Tree Trimming* every two (2) years.

**6) Unfinished Business**

i) Tree Trimming (within Community/Madera median). Tree Trimming in the community partially completed. Madera median trees – still waiting for dates from the contractor who's working with the City.

**7) New Business**

i) Holiday Tree Bin – The bin will be available January 2nd thru January 9th and will be located across 642 Roosevelt.

**8) Manager's Report and Response**

**Correspondence**

i) Bj. DeCastro requested management provide Board members with a copy of the Certificate of Insurance.

**9) Next Meeting**

The Board unanimously agreed to go dark in December. The next Board of Directors meeting is scheduled for 6:30pm on Wednesday, January 18, 2012 at 455 Circle Knoll Drive, Simi Valley.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 7:25pm.

Respectfully submitted,  
Kelli Gurski  
Recording Secretary, The Emmons Company