

Mountain View HOA Board of Directors Meeting Highlights

Wednesday, February 28, 2018

FINANCIAL SUMMARY:

January 31, 2018

Operating Income/(Loss)	\$ 3,191.21
Y-T-D Reserve Funding	\$ 66,003.29
Y-T-D Reserve Budget	\$ 59,724.00
Operating Funds	\$ 42,417.37
Petty Cash	\$1,500.00

DELINQUENCY STATUS REPORT:

As of January 31, 2018 there is a total of \$2,501.68 in delinquent assessments. This value represents an approximate delinquency rate of 0.70%, as compared to the last delinquency rate of 0.57% Dec 31, 2017.

COMMITTEE UPDATES:

Finance: Financial Report looks good. We still await answer from Gas Co. about spike in October bill.

Social: Recent TGIF was well attended. Upcoming events are Ladies Fashion Show on April 18, Memorial Day Party on May 28, and July 4th Party on July 1st.

Architecture: Notices of Completion are coming in well. Not many projects going on right now.

Facilities: The midline on the Everest curve will be striped on Tuesday. Water damage on our patio rafters will be assessed. The spa is now re-plastered and will be open about Mar. 14. Closure problems on the gym door and pedestrian gates will be fixed.

Landscape: Proposal for improvements around clubhouse and Mammoth gate will be submitted.

Communications: Ad money continues to more than cover the cost of our Newsletter. Our printer also continues to save us money for association business printing. Neighborhood Watch is helping us gather information for a new Community Directory.

Neighborhood Watch: The watch Captains are visiting residents in their areas and are verifying information for the Community Directory. The Emmermanis Estate Sale went well. Gate was manned and there were no traffic problems. A vacant house in the community is often left unlocked. We lock it whenever we see this.

Clubhouse Renovation: We submitted a large portion of our design plan along with a ballpark cost estimate. We have chosen an Interior Designer and will soon present a contract for Board approval.

BOARD ACTIONS:

Consent Calendar

The Board accepted the minutes and reports from the above committees as presented.

The Board approved as presented:

- The January, 2018 Open Session minutes
- The December, 2017 Financial Statement

2018 Delinquency Policy: The Board adopted policy as presented. It reflects a new statutory fee and updated collection costs. The Board approved distribution of the policy along with the assessment statement to be mailed to homeowners by April 30.

New Business

Homeowner Request: Homeowner at 14785 San Jacinto wants a pine tree removed from the slope behind his house at HOA expense. He says it may fall on his neighbor's property. Artistic Maintenance inspected the tree and says it is not in danger of falling. The Board rejected the request.

Proposed Enforcement and Fine Policy Change: The Board reviewed a draft revision of our policy as it relates to Estate Sales and recommended changes. Also a related change will be made to the Rules and Regulations. Once approved, they will be mailed to homeowners for 30 day comment period.

FOB System Proposals: Our current FOB security system must be upgraded to transfer internet service to Spectrum. The Board reviewed proposals by three security companies and approved the one by Smart Systems Technologies for \$3,418 installation fee and \$35 per month monitoring fee. Funding is to be from contingency reserves. The new system will use our current FOBs.

HOMEOWNER FORUM:

Darryl Householder asked what should be done with the equipment left by Direct TV and Frontier services. Management stated that Direct TV items can be thrown out. Frontier's items should be kept until we are through with all of their services.

NEXT HOA BOARD MEETING:

Wednesday, March 28, 2018 at 6:00 pm at the clubhouse.

Eunice Kang – HOA Board Secretary