



MOUNTAIN VIEW COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OPEN SESSION

WEDNESDAY, AUGUST 22, 2018 6:00 P.M.

MOUNTAIN VIEW CLUBHOUSE  
28855 RAINIER WAY, MORENO VALLEY, CA 92555

**OPEN SESSION MINUTES**

**I. CALL TO ORDER**

Carolyn Daniels, Board President, called the Open Session meeting to order at 6:00 P.M.

**MEMBERS PRESENT**

Carolyn Daniels, President  
Eunice Kang, Secretary  
Fred Humphrey, Treasurer  
Pat Roy, Member at Large

**MEMBERS ABSENT**

Darlena Stevens, Vice President

**MANAGEMENT PRESENT**

Amy Dankel, FirstService Residential

**II. ANNOUNCEMENT – EXECUTIVE SESSION MEETING**

In accordance with Civil Code 4935(a) the Board of Directors met in Executive Session prior to the Regular Session meeting on August 22, 2018 in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code. The meeting was temporarily adjourned and will commence immediately following Open Session.

**III. COMMITTEE UPDATE & INVITED GUESTS**

**A. MAINTENANCE/LANDSCAPE WALK**

By general consent, the Board of Directors reviewed and filed the information as presented.

**B. COMMITTEE UPDATES**

- ❖ Finance – Kevin Osmun stated the committee reviewed the most recent financials. He requested that Morgan Stanley provide recommendations on investing funds from the reserve money market account that is only accruing 0.25% interest.

- ❖ Social – Maggie Lawrence stated there will be no TGIF event this month. Additionally, there is a free computer class on Saturday, August 25th.
- ❖ Architectural – There were no updates to be presented.
- ❖ Facility – Darryl Householder provided an update on the maintenance items completed throughout the community and pending maintenance items.
- ❖ Landscape – Victoria Klaas gave a brief update on damage to plants from the recent heat wave.
- ❖ Communications/Website – Eunice Kang shared printing costs and savings.
- ❖ Neighborhood Watch – Pat Roy provided an update on the community. She stated that things have been quiet. She shared that cars have been parked on the streets and dogs have been barking. There has been damage to the greens caused by dirt bikes. Members were encouraged to call the authorities if dirt bikes or vandals are seen on the golf course.
- ❖ Clubhouse Renovation – Eunice Kang presented plans and options for colors, materials and styles of flooring, furniture, paint and counters.

By general consent, the Board of Directors accepted to file the above reports and minutes as presented.

#### IV. REPORTS

- A. MANAGEMENT REPORT
- B. CALL LOG
- C. LANDSCAPE REPORT
- D. UTILITY REPORT
- E. POOL AND SPA CHEMICAL COST REPORT
- F. WORK ORDER REPORT
- G. MOVE IN/OUT REPORT

By general consent, the Board of Directors accepted to file the above reports as presented.

#### V. HOMEOWNER FORUM

One (1) homeowner was present at this time.

#### VI. CONSENT CALENDAR

**Motion: Daniels**  
**Second: Humphrey**

**Board Resolution:** The Board of Directors unanimously approved Consent Calendar items A. – C. as presented.

### *Begin Consent Calendar*

#### A. APPROVAL OF MINUTES JULY 2018

**Board Resolution:** The Board of Directors approved the Open Session minutes dated, July 25, 2018, with a minor revision to Open Agenda Format For Owners.

**B. FINANCIAL STATEMENT JUNE 2018**

Board Resolution: The Board approved the June 30, 2018 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year-to-date net operating income/(loss) of \$30,448.05 and year-to-date reserve funding of \$122,583.37 compared to the year-to-date reserve funding budget of \$109,494.00. The actual year-to-date expenses were \$215,182.35. The budgeted year-to-date operating expenses were \$245,311.00. The reserves are funded through June 30, 2018. The association has \$69,766.59 in operating funds, which represents 3.13 months of budgeted expenses and reserve contributions. The association has \$1,072,521.11 in reserve funds.

**C. LIEN APPROVAL**

<b>Account Number</b>	<b>Total Amount Due</b>
0150-01	\$417.88
0159-02	\$284.72
0191-01	\$703.26
0214-02	\$273.26

Board Resolution: The Board of Directors approved to place liens on accounts listed above.

*End Consent Calendar*

**VII. UNFINISHED BUSINESS**

**A. PATIO COVER WOOD ROT REPAIR PROPOSAL**

At the last meeting, the Board requested Management obtain the cost to replace the wood patio cover with alumawood. Management is working with SoCal Builders to obtain a cost and will present it at the September Board Meeting.

This was informationally only.

**B. OPEN AGENDA FORMAT FOR OWNERS**

The Board reviewed legal counsel's opinion regarding the distribution of full agendas to members and the risks it may cause.

Motion: Humphrey

Second: Daniels

Nay: Eunice Kang

Board Resolution: The Board of Directors approved to distribute the abbreviated agenda to the membership, per legal counsel's recommendation.

The motion passed 3 to 1.

C. SPEEDING

This item was tabled to the next board meeting.

VIII. NEW BUSINESS

A. PAINT COLORS

This item was tabled to the next board meeting.

B. PROPOSED CLUBHOUSE RULE CHANGE

This item was tabled to the next board meeting.

C. SECURITY CAMERA PROPOSAL

The Board reviewed a proposal to install three (3) cameras in the clubhouse at a cost of \$1,391.08 from Custom Install Pros

Motion: Humphrey

Second: Daniels

Board Resolution: The Board of Directors unanimously approved the proposal at a cost of \$1,391.08. Funding to be sourced to Reserve Account line item 22988 (Recreation Rooms Reserve), which has a balance of \$110,214.60 as of June 30, 2018 financial statements, and a budgeted balance of \$1,533.00.

D. POOL PLANTER PROPOSAL

This item was tabled until the Landscape Committee decides on an alternative plant to the proposed Asparagus Fern, as there is too much full sun in that area.

E. STANDARD OPERATING PROCEDURES

This item was tabled to the next board meeting.

IX. HOMEOWNER FORUM

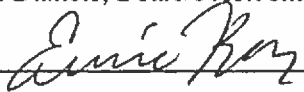
No homeowners requested to speak during this time.

X. NEXT MEETING

The next Board of Directors meeting is scheduled for September 26, 2018 at 6:00 P.M. at the Mountain View Clubhouse.

XI. ADJOURNMENT

Carolyn Daniels, Board President, adjourned the Open Session meeting at 7:11 P.M.

Signature 

Date 9/26/18