



MOUNTAIN VIEW COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OPEN SESSION

WEDNESDAY, APRIL 25, 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 6:01 P.M.

MEMBERS PRESENT

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

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 April 25, 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 – Fred Humphrey stated they had a few questions on the March 2018 financials that FirstService will answer. Fred had also reached out to Morgan Stanley regarding a CD maturing soon.
- ❖ Social – Maggie Lawrence provided an update regarding the fashion show and reminders regarding TGIF, Dine Out, and July 4<sup>th</sup>.
- ❖ Architectural – Chuck Hedger shared that many Notice of Completion forms have been submitted and closed.

- ❖ Facility – Darlena Stevens provided an update on common area maintenance, gym equipment, Personal Touch (new janitorial company), the blue reflectors on the streets, slope signs and the pool thermometer.
- ❖ Landscape – Victoria Klaas shared that there was no meeting this month. Victoria discussed future landscape renovation at the pool.
- ❖ Communications/Website – Eunice Kang provided an update on the directory. She shared that the new Fob System is using Spectrum for internet services. Eunice also shared the newsletter printing costs advertisement money.
- ❖ Neighborhood Watch – Stan Emerson brought up concerns about strangers knocking on doors, dogs loose throughout the community, speeding, disabled cars and overnight parking.
- ❖ Clubhouse Renovation – No new updates at this time.

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. MOVE IN/OUT REPORT
- D. LANDSCAPE REPORT
- E. UTILITY REPORT
- F. POOL AND SPA CHEMICAL COST REPORT
- G. WORK ORDER REPORT

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

#### V. HOMEOWNER FORUM

There was one homeowner in attendance to discuss stop signs in the community.

#### VI. CONSENT CALENDAR

Motion: Humphrey  
Second: Stevens

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

#### *Begin Consent Calendar*

- A. APPROVAL OF MINUTES MARCH 2018

Board Resolution: The Board of Directors approved the Open Session minutes dated, March 28, 2018 as presented.

B. FINANCIAL STATEMENT FEBRUARY 2018

Board Resolution: The Board approved the February 28, 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 \$9,220.10 and year-to-date reserve funding of \$77,901.56 compared to the year-to-date reserve funding budget of \$69,678.00. The actual year-to-date expenses were \$156,592.90. The budgeted year-to-date operating expenses were \$156,107.00. The reserves are funded through February 28, 2018. The association has \$49,615.38 in operating funds, which represents 1.54 months of budgeted expenses and reserve contributions. The association has \$1,042,342.38 in reserve funds.

*End Consent Calendar*

VII. NEW BUSINESS

A. LANDSCAPING PROPOSALS

The Board of Directors reviewed two (2) proposals to install landscaping within the community.

Motion: Humphrey  
Second: Kang

Board Resolution: The Board of Directors unanimously approved proposal #1300-839-275 and #1300-839-282 as submitted by Artistic Maintenance. The total cost is \$517.50 and will be expensed from Operating GL#15547 (Landscape Extras).

B. SPEED BUMPS/HUMPS AND SPEED MONITORING TRAILER

The Board of Directors reviewed two (2) proposals to install speed bumps/humps and monthly rental of a speed monitoring trailer. Fred Humphrey shared an email received from Edward Init, Senior Engineering Tech, City of Moreno Valley Public Works stating "We spoke to the Fire Department about Grandview Drive and the feasibility of speed humps. As we anticipated, the Fire Department does not support speed humps due to it being the main roadway serving the community and the increased response times that will occur with the devices."

Motion: Humphrey  
Second: Kang

Board Resolution: The Board of Directors unanimously denied the installation of speed humps/bumps, as the Fire Department does not support the installation.

C. STOP SIGN INSTALLATION PROPOSALS

The Board of Directors reviewed three (3) proposals for the installation of a stop sign at the end of Rainier and Grandview.

Motion: Humphrey  
Second: Roy

Darlana Stevens, Nay  
Carolyn Daniels, Nay

Board Resolution: The Board of Directors approved to obtain a cost to install six (6) stop signs in the community.

The motion carried 3-2.

D. HOA EMAIL NOTIFICATION

The Board of Directors discussed the content of HOA emails to the community.

VIII. HOMEOWNER FORUM

No homeowners requested to speak at this time.

IX. NEXT MEETING

The next Board of Directors meeting is scheduled for May 23, 2018 at 6:00 P.M. at the Mountain View Clubhouse.

X. ADJOURNMENT

Carolyn Daniels, Board President, adjourned the Open Session meeting at 6:53 P.M.

Signature \_\_\_\_\_

Date \_\_\_\_\_