



**MOUNTAIN VIEW COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OPEN SESSION**

WEDNESDAY, JANUARY 24, 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 6:10 P.M.

MEMBERS PRESENT

Carolyn Daniels, President
Darlena Stevens, Vice President
Fred Humphrey, Treasurer
Eunice Kang, Secretary
Darryl Householder, 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 January 24, 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 announced the members of the committee and stated they had questions regarding gas bills, water bills and the \$35.00 per month fee for Union Bank.
- ❖ Social – Maggie Lawrence provided a reminder about TGIF, Superbowl Sunday and upcoming events.

- ❖ Architectural – Chuck Hedger shared that the committee worked on a list of improvements that require an application to submitted with the \$50.00 fee and those that do not need to be submitted. They are still working on obtaining Notice of Completions.
- ❖ Facility – Darlena Stevens provided an update on completed maintenance and items to be repaired. She shared that the television will be mounted by Protec in time for Superbowl. She explained that the fob system will need to be replaced and the Ad-hoc Committee is looking at the gym equipment in order to find a good upgrade.

Motion: Humphrey
 Second: Kang

Board Resolution: The Board of Directors unanimously approved to appoint Darlena Stevens as Chair and Dan Klass, Darryl Householder and Bob Gentry as committee members.

- ❖ Landscape – Vickey Klaas shared that there is a rotation schedule for the landscaping. She also stated that the committee is looking into renderings to renovate the area next to the tables at the pool.
- ❖ Communications/Website – Darryl Householder spoke about the printing and newsletter costs updates. He shared his role on the newsletter team and web team, as well as, Eunice Kang’s role with the directory and on the newsletter team.
- ❖ Neighborhood Watch – Pat Roy shared an incident with a beeping noise from the golf course that took a long time to resolve. She also shared that Councilman, Ulises Cabrera would like to discuss Moreno Valley related issues with the community.
- ❖ Clubhouse Renovation – Eunice Kang shared that they met with a couple of designers and are hoping to choose one to assist with the project.

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
- H. JANITORIAL REPORT

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

V. HOMEOWNER FORUM

No homeowners requested to speak at this time.

VI. CONSENT CALENDAR

Motion: Daniels
Second: Stevens

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

Begin Consent Calendar

A. APPROVAL OF MINUTES NOVEMBER 2017

Board Resolution: The Board of Directors approved the Open Session minutes dated, November 16, 2017 as presented.

B. FINANCIAL STATEMENT OCTOBER 2017

Board Resolution: The Board approved the October 31, 2017 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year-to-date net operating income/(loss) of \$(4,309.58) and year-to-date reserve funding of \$33,388.79 compared to the year-to-date reserve funding budget of \$29,862.00. The reserves are funded through October 31, 2017. The association has \$34,988.96 in operating funds, which represents 1.66 months of budgeted expenses and reserve contributions. The association has \$1,030,111.99 in reserve funds.

C. FINANCIAL STATEMENT NOVEMBER 2017

Board Resolution: The Board approved the November 30, 2017 interim financial reports and bank reconciliations as presented, subject to annual audit. The report reflects a year-to-date net operating income/(loss) of \$(1,962.59) and year-to-date reserve funding of \$43,675.56 compared to the year-to-date reserve funding budget of \$39,816.00. The reserves are funded through November 30, 2017. The association has \$37,335.95 in operating funds, which represents 1.77 months of budgeted expenses and reserve contributions. The association has \$1,027,128.76 in reserve funds.

D. LIEN APPROVAL

Per the enclosed resolution, dated January 3, 2018, the Board of Directors approved for Management to place liens on the following account should the delinquent assessments not be paid within the time period established in the intent to lien letter, as they made payments.

Account Number	Total Amount Due
0243-02	\$273.26
0137-02	\$263.26
0185-02	\$263.26
0208-01	\$537.86

End Consent Calendar

VII. NEW BUSINESS

A. ESTATE SALES

The Board of Directors discussed the recent estate sale that took place in the community in which the gate code was placed at the Cactus gate and on a public website advertising the sale. There was discussion about raising the fine for illegal estate sales and unauthorized gate code distribution.

By general consent, the Board approved to change the gate code on February 12, 2018. In addition, Eunice Kang, Board Secretary, will draft proposed rule revisions regarding fines and enforcement of estate sales and gate code distribution.

VIII. HOMEOWNER FORUM

One (1) homeowner talked about a truck parked outside of the community.

IX. NEXT MEETING

The next Board of Directors meeting is scheduled for February 28, 2018 at 6:00 P.M. at the Mountain View Clubhouse.

X. ADJOURNMENT

Carolyn Daniels, Board President, adjourned the Open Session meeting at 7:08 P.M.

Signature Eunice Kang

Date 2/28/18