



MOUNTAIN VIEW COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OPEN SESSION

WEDNESDAY, MAY 23, 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 6:05 P.M.

MEMBERS PRESENT

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

MEMBERS ABSENT

Darlana 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 May 23, 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 informed the Board that Kevin Osmun will be the Chair of the Committee. He also stated that the Committee agreed with the recommendation from Morgan Stanley to purchase a CD with a 2.3 % to 2.4% interest rate with the funds from the CD set to expire shortly.

Motion: Daniels
Second: Humphrey

Board Resolution: The Board of Directors unanimously approved the recommendation from Morgan Stanley to purchase a CD with a 2.3 % to 2.4% interest rate with the funds from the CD set to expire shortly.

- ❖ Social – Maggie Lawrence provided an update on the upcoming events, volunteers are needed. Maggie mentioned the possibility of a yard sale.
- ❖ Architectural – No updates at this time.
- ❖ Facility – Dan Klaas provided an update on common area maintenance and the pool thermometer.
- ❖ Landscape – Victoria Klaas gave a brief update and shared that the Olive trees will be sprayed to prevent fruiting.
- ❖ Communications/Website – Eunice Kang shared printing costs and savings. She stated that the Committee would like Grace Paltikian to take over responsibility of newsletter ads as the advertising coordinator and collecting the funds for ads. Gretchen will no longer be the advertising coordinator.

Motion: Kang
Second: Roy

Board Resolution: The Board of Directors unanimously approved to appoint Grace Paltikian as advertising coordinator for the newsletter.

- ❖ Neighborhood Watch – Pat Roy brought up concerns about speeding and possible break-ins in the community.
- ❖ Clubhouse Renovation – Eunice Kang provided an update on the flooring.

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 – None to report this month
- 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

There were two (2) homeowner in attendance to discuss stop signs in the community and clubhouse rentals.

VI. CONSENT CALENDAR

Motion: Humphrey
Second: Roy

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

Begin Consent Calendar

A. APPROVAL OF MINUTES APRIL 2018

Board Resolution: The Board of Directors approved the Open Session minutes dated, April 25, 2018 as presented.

B. FINANCIAL STATEMENT MARCH 2018

Board Resolution: The Board approved the March 31, 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 \$14,210.83 and year-to-date reserve funding of \$88,180.37 compared to the year-to-date reserve funding budget of \$79,632.00. The actual year-to-date expenses were \$23,643.28. The budgeted year-to-date operating expenses were \$22,301.00. The reserves are funded through March 31, 2018. The association has \$180,236.18 in operating funds, which represents 1.69 months of budgeted expenses and reserve contributions. The association has \$1,041,886.05 in reserve funds.

C. LIEN APPROVAL

Account Number	Total Amount Due
0111-02	\$273.26
0187-03	\$1,297.67

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

End Consent Calendar

VII. UNFINISHED BUSINESS

A. STOP SIGN INSTALLATION PROPOSALS

Board Resolution: This item was tabled until next meeting.

VIII. NEW BUSINESS

A. PROPOSED RULE CHANGE

The Board of Directors reviewed three (3) homeowner opinions regarding the proposed rule changes regarding estate sale fines and gate code distribution.

Motion: Humphrey
Second: Roy

Board Resolution: The Board of Directors unanimously approved the rule change to take effect June 1, 2018. The approved revised rules will be mailed to the membership, per Civil Code.

B. DRAFT RESERVE STUDY

The Board of Directors reviewed the draft reserve study, dated May 15, 2018, generated by Advanced Reserve Solutions, Inc.

Motion: Humphrey
Second: Kang

Board Resolution: The Board of Directors unanimously approved the draft reserve study as presented.

C. PATIO WOOD ROT REPAIR PROPOSAL

The Board of Directors reviewed a proposal from Protec to repair the wood rot on the clubhouse patio with an option to add a solid cover.

This item was tabled. Management will obtain two (2) additional proposals.

D. CLUBHOUSE RENTAL RULES

This item was tabled. Management will obtain examples of clubhouse rules from other communities for the Board to review.

IX. HOMEOWNER FORUM

There were five (5) homeowners that spoke during Homeowner Forum.

X. NEXT MEETING

The next Board of Directors meeting is scheduled for June 27, 2018 at 6:00 P.M. at the Mountain View Clubhouse.

XI. ADJOURNMENT

Carolyn Daniels, Board President, adjourned the Open Session meeting at 7:05 P.M.

Signature _____

Date _____