



FirstService
RESIDENTIAL

MOUNTAIN VIEW COMMUNITY ASSOCIATION

OPEN SESSION MEETING

August 25, 2021 6:00 PM
Mountain View Clubhouse
28855 Rainier Way
Moreno Valley, CA 92555

MINUTES

Directors Present

Frederick Humphrey - Treasurer
Patricia Roy - President
Sharol Lewis - Vice President
Kevin Osmun - Secretary
Robert Victor - Director

Directors Absent

None

Additional Attendees

Amy Dankel, Senior Community Manager, FirstService Residential

I. CALL TO ORDER

Amy Dankel, Senior Community Manager, called the Open Session meeting to order at 6:02 P.M.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board met in Executive Session preceding the Open Session meeting on August 4, 2021 and August 25, 2021 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.

III. MAINTENANCE/LANDSCAPE WALK

This was to note the Board met at 8:30 AM today at the clubhouse for a landscape and maintenance walk until approximately 10:30 AM.

IV. COMMITTEE UPDATES

Finance - Dan Klass provided an update on the Financial reviewed.

Social - Gretchen Williams shared updates on upcoming events and ribbon cutting at the community anniversary celebration. They may need a new microphone and two aux speakers to put in the pool table room.

Architectural - Jo Lippire provided an update on applications.

Facility - Bob Victor provided an update on maintenance to be done and completed maintenance. The Committee agreed to resurface the tennis court in the amount of \$10,295.00. Ed Boone is to be appointed Facility Chair.

Landscape - Amy Dankel provided an update from the landscape walk.

Communications/Website - Eunice Kang shared the Directory has been completed, wi-fi extender has been tested at the gym, newsletter costs and ad revenue shared.

Neighborhood Watch - Pat Roy stated she had no news at this time.

Clubhouse - No update.

The Board of Directors approved the proposal from Ferandell Tennis Courts to resurface and restripe the tennis/pickle ball courts at a total cost of \$10,295.00.

Motion: Frederick Humphrey

Second: Sharol Lewis

► *Resolved*
The motion passed unanimously

V. REPORTS

Resolved

By general consent, the Board of Directors filed the below reports as presented.

A. MANAGEMENT REPORT

B. WORK ORDER REPORT

C. UTILITY REPORT

D. CALL LOG

E. LANDSCAPE REPORT

F. POOL AND SPA CHEMICAL REPORT

VI. HOMEOWNER FORUM - AGENDA ITEMS

Resolved

Four (4) homeowners requested to speak.

VII. CONSENT CALENDAR

Resolved

The Board of Directors approved Consent Calendar items A. to B.

Motion: Frederick Humphrey

Second: Sharol Lewis

► *Resolved*
The motion passed unanimously

A. APPROVAL OF MINUTES - JULY 2021

Resolved

The Board of Directors approved the Open Session Minutes dated July 28, 2021 as presented.

B. FINANCIAL STATEMENT JULY 2021

Resolved

The Board approved the Association’s income statement for July 2021, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year to date net operating income of \$38,134.09 and year-to-date reserve funding of \$111,414.26 compared to the year-to-date reserve funding budget of \$110,232.00. The actual year-to-date operating expenses were \$258,451.53 The budgeted year-to-date operating expenses were \$280,776.00. The reserves are funded through July 31, 2021. The association has \$124,903.07 in operating funds, which represents 5.34 months of budgeted expenses and reserve contributions. The association has \$1,274,204.90 in reserve funds.

VIII. UNFINISHED BUSINESS

A. COVID-19 RESTRICTIONS

Resolved

Pat Roy, Board President, shared residents are to wear masks when indoors on common area, per the CDC recommended guidelines. Amy Dankel and Pat Roy were appointed to make decisions pertaining to Covid-19 guidelines.

Motion: Frederick Humphrey

Second: Robert Victor

► *Resolved*
The motion passed unanimously

B. PING PONG TABLE

The Board of Directors requested an updated proposal to install a 16' x 18' concrete slab at the clubhouse with 1" sand base and no rebar.

C. LANDSCAPE PROPOSALS AND SOIL TEST

The Board of Directors reviewed the soil test results from the slope behind 28580 Grandview. The results did not show anything out of the ordinary in the soil.

Resolved

The Board approved the following proposals:

Description	Cost
Proposal#1300-839-347 Remove Iceberg Roses. Install 8 - 5 gallon dwarf lavender and 8 - 1 gallon Nofolia Redhawk Poker at the San Jacinto Gate.	\$443.50: Funds to be expensed from Operating GL 15547 (Landscape Extras).
Proposal#1300-839-348 Remove dead Acacia behind 28580 Grandview and install 15 - 5 gallon low boy Acacia.	\$750.00: Funds to be expensed from Reserve GL 23112 (Landscape).

Motion: Frederick Humphrey

Second: Robert Victor

► *Resolved*
The motion passed unanimously

D. POOL EQUIPMENT ROOM RENOVATION PROPOSALS

Resolved

This was tabled to the next meeting.

E. SPEEDING/TRAFFIC STUDY

Background

The Board reviewed traffic study proposals and discussed speeding. It was agreed to form a Traffic Planning Ad-hoc Committee. Kevin Osmun, Bob Victor and three or four other community members will be on the committee. They will discuss ideas on how to slow traffic and share it with the Board.

F. PICKLE BALL

Resolved

The proposal to install a chain link fence around the concrete bench at the pickle ball court was requested from Protec.

IX. NEW BUSINESS

A. PROPOSED LIGHT RULE REVISIONS

Background

The Board of Directors reviewed proposed Architectural Guideline revisions for solar lights received from the Architectural Committee.

Resolved

The Board of Directors approved the proposed changes to be mailed to the membership for at least a twenty-eight (28) day comment period.

Motion: Robert Victor

Second: Kevin Osmun

► *Resolved*
The motion passed unanimously

B. FACILITIES CHAIR

Resolved

The Board of Directors appointed Ed Boone as Facility Chair.

Motion: Robert Victor

Second: Frederick Humphrey

► *Resolved*
The motion passed unanimously

C. PINE TREES BY TENNIS COURT

A proposal will be obtained to cut down two (2) Pine trees by the tennis court and spa.

D. 2022 ANNUAL MEETING AND ELECTION DETAILS

Background

Detail	Resolution
Annual Meeting Date	Wednesday, January 26, 2022
Time	5:00 PM
Place	Mountain View Clubhouse
Record Date of Ownership	December 13, 2021
Inspector(s) to determine where ballots will be received.	FirstService Residential - 25240 Hancock Ave., Suite 400, Murrieta, CA 92562

Resolved

The Board of Directors approved Grace Paltikian, Judy Box and Gretchen Williams as Inspector(s) of Election and approved the Annual Meeting and Election details as presented above. In addition, approved the reviewed Call for Candidates and Nominating Procedures to be distributed to the membership via mail, per Civil Code.

Motion: Kevin Osmun

Second: Robert Victor

► *Resolved*
The motion passed unanimously

E. BUNCO SCHEDULE

Resolved

The Board of Directors approved Ladies Night Out to begin a half hour earlier, 5:30 pm, the Wednesday Bunco meets and and for Bunco to start a half hour later, 7:00 pm, the Wednesday they meet in the clubhouse.

Motion: Patricia Roy

Second: Frederick Humphrey

AYEs: Frederick Humphrey, Sharol Lewis, Patricia Roy, Robert Victor

NAYs: Kevin Osmun

► *Resolved*
The motion passed

F. HOMEOWNER FORUM - ITEMS NOT ON CURRENT AGENDA

Resolved


No homeowners requested to speak.

X. NEXT BOARD MEETING

The Association's next Board meeting will be held on Wednesday, September 22, 2021 at 6:00 P.M.

XI. ADJOURN

Amy Dankel, Senior Community Manager, adjourned the Open Session meeting at 6:52 P.M.



APPROVED

9-22-21

DATE