



MOUNTAIN VIEW COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
OPEN SESSION

WEDNESDAY, NOVEMBER 28, 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
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 November 28, 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 met and reviewed the October Financial. The CD that is maturing on December 10, 2018 is currently receiving 1.5% interest and the committee recommends purchasing a two (2) year CD at a rate of at least 3.1%.

Motion: Humphrey
Second: Stevens

Board Resolution: The Board of Directors unanimously approved for Management to advise Morgan Stanley to purchase a two (2) year CD at a rate of at least 3.1% once the CD matures on December 10, 2018.

- ❖ **Social – Maggie Lawrence gave an update on the Christmas dinner, TGIF, Super Bowl and chili cook off.**
- ❖ **Architectural – It was shared that the committee met with Sherwin Williams to put together a color scheme to present to the Board.**
- ❖ **Facility – Darlena Stevens gave an update on current and completed maintenance items. She shared details on the proposed gym equipment and new rubber flooring for the gym.**

Motion: Humphrey
Second: Kang

Board Resolution: The Board of Directors approved the proposal submitted by Profitness Repair to install five (5) new pieces of gym equipment, a refurbished treadmill and a refurbished elliptical at a cost of approximately \$16,400.00, contingent on the rubber flooring being installed. Darlena Stevens was appointed to approve the installation of the rubber flooring in the gym. Funds will be expended from Reserve GL#23209 (Fitness Facility), with an available balance of \$29,082.47.

- ❖ **Landscape – Vickey Klaas shared information on proposals submitted by Artistic Maintenance to install plants in the planters around the pool and in the clubhouse parking lot.**

Motion: Humphrey
Second: Kang

Board Resolution: The Board of Directors unanimously approved proposal #1300-839-291 in the amount of \$875.00, proposal #1300-839-293 in the amount of \$646.00, proposal #1300-839-294 in the amount of \$82.50 and proposal #1300-839-295 at a cost of \$125.00. Funds will be expended from Operating GL#15547 (Landscape Extras), with an available balance of \$4,800.00.

- ❖ **Communications/Website – Eunice Kang shared printing costs and savings.**
- ❖ **Neighborhood Watch – Pat Roy provided an update on the community. She stated that there were incidents of loud music and erratic driving.**
- ❖ **Clubhouse Renovation – Eunice Kang gave an update on the clubhouse renovation and shared that vendors are still going through insurance qualification with BCS. She gave an example of chairs that are less expensive through Prince Seating Products.**

Motion: Humphrey
Second: Stevens

Board Resolution: The Board of Directors unanimously approved to order one (1) chair as an example at a cost not to exceed \$300.00.

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

No homeowners requested to speak.

VI. CONSENT CALENDAR

Motion: Stevens

Second: Humphrey

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

Begin Consent Calendar

A. APPROVAL OF MINUTES OCTOBER 2018

Board Resolution: The Board of Directors approved the Open Session minutes dated, October 24, 2018, as presented.

B. FINANCIAL STATEMENT SEPTEMBER 2018

Board Resolution: The Board approved the September 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 \$2,179.06 and year-to-date reserve funding of \$22,358.87 compared to the year-to-date reserve funding budget of \$19,908.00. The actual year-to-date operating expenses were \$39,502.59. The budgeted year-to-date operating expenses were \$44,762.00. The reserves are funded through September 30, 2018. The association has \$64,143.35 in operating funds, which represents 2.88 months of budgeted expenses and reserve contributions. The association has \$1,101,376.87 in reserve funds.

End Consent Calendar

VII. UNFINISHED BUSINESS

A. PATIO COVER WOOD ROT REPAIR PROPOSAL

The Board reviewed three (3) proposals to replace the wood patio at the clubhouse with wood and three (3) proposal to replace it with alumawood.

Motion: Humphrey
Second: Stevens

Board Resolution: The Board of Directors unanimously approved the proposal submitted by L.J. Hausner Construction to install an alumawood patio cover at a cost of \$14,924.00. In addition, Carolyn Daniels was appointed to approve change orders. Funds will be expended from Reserve GL# 22988 (Recreation Rooms Reserve, with an available balance of \$109,047.52.

VIII. NEW BUSINESS

A. ADDITIONAL UMBRELLA PROPOSAL

The Board of Directors discussed ordering an additional umbrella for the patio from Patioshoppers.

Motion: Humphrey
Second: Daniels

Board Resolution: The Board of Directors unanimously approved to order an additional umbrella at a cost of \$644.35 from Patio Shoppers. Funds will be expended from Reserve GL# 23122 (Pool/Spa Reserve), with an available balance of \$66,639.34.

B. PROPOSED RULE CHANGE APPROVAL

The Board of Directors previously approved to mail out proposed revisions of the Rules and Regulations and Clubhouse Rental Agreement(s) for a thirty (30) day comment. Management did not receive any comments from the membership.

Motion: Humphrey
Second: Roy

Board Resolution: The Board of Directors unanimously approved the revised Rules and Regulations and Clubhouse Rental Agreement(s) to be distributed to the membership, per Civil Code.

C. POOL HEATER WINTER SHUT OFF

Motion: Humphrey
Second: Roy

Board Resolution: The Board of Directors unanimously approved to turn the pool heater off the last week in December 2018 through March 2019.

IX. HOMEOWNER FORUM


No homeowners requested to speak during this time.

X. NEXT MEETING

The next Board of Directors meeting is scheduled for January 23, 2019 at 6:00 P.M. at the Mountain View Clubhouse.

XI. ADJOURNMENT

Carolyn Daniels, Board President, adjourned the Open Session meeting at 6:48 P.M.

Signature 

Date 1/23/19