

**The SOLANO VERDE RANCHES HOMEOWNERS' ASSOCIATION  
BOARD of DIRECTORS SPECIAL ELECTION MEMBERSHIP  
MEETING MINUTES**

**June 2, 2010**

The following are the Minutes of the Board of Directors Special Membership Election Meeting of the **Solano Verde Ranch Homeowners' Association**, held Wednesday, June 2, 2010, at the Somis Union School District Cafeteria, 5266 North Street, Somis, CA.

**BOARD MEMBERS PRESENT:**

Tom Godecki, President  
Jonathan Bergman, Vice President  
Peter Zinnato, Treasurer  
Sharon McCall, Secretary  
Clara Santiso, Member-at-Large

**OTHERS PRESENT:**

Helmut Martinek, "Real Support Property Management Company"  
Mitchell Cahn, Attorney at Law

**OWNERS PRESENT:**

Amy Gold, Homeowner  
Howard Gold, Architectural Committee  
Joanne Liska, Homeowner  
Phil McCall, Homeowner  
Christian and Joyce Title, Homeowners  
Hannelore Woelfl, Homeowner  
Paul Wolff, Homeowner  
Sandra Zinnato, Architectural Committee

**CALL to ORDER:** Tom Godecki, President, noted a **Quorum** was present, and called the Meeting to order at 7:30 p.m., introducing the Board of Directors and Management.

**ELECTION of BOARD of DIRECTORS:** Joanne Liska and Joyce Title were selected as the Election Officers. Votes were then tallied.

**APPROVAL of PREVIOUS RECALL MEETING (May 6<sup>th</sup>, 2009):** The Minutes were read and approved from last year's May 6, 2009 Recall/Special Election Meeting.

**TREASURER'S REPORT (Report for 2009/2010):** Current figures are approximate:

Operating Account: \$ 78,000.00  
Reserve Account: \$120,000.00  
Delinquent: \$ 30,000.00

**TREASURER'S REPORT (Continued):** Dues delinquencies contribute to 1/3 of the Association funds. There are now 4 delinquent developed properties. Liens have been filed for delinquent dues. It was stated that it is difficult to collect the full amount delinquent anymore, due to there being no more regular sale of properties, as in the past. And, it is not easy for new homeowners to get and find new loans anymore to pay for all costs on foreclosed properties, in a purchase. The Association has had to increase spending by a little over \$10,000.00 from last year. There are no reserve expenditures. The reserves went up approximately \$60,000.00 from last year.

**PRESIDENT'S REPORT:** The Association did finally settle with "Olympic Land Development, Inc." at a cost of approximately \$10,000.00 last year. The Association's bank account increased by \$60,000.00 from the previous year.

**ELECTION RESULT ANNOUNCEMENT:** It was determined that Sharon McCall and Clara Santiso won the election out of the four that were running.

**OPEN FORUM:** Paul Wolff brought up the unkempt appearance of the abandoned home at 6930 Solano Verde Drive, stating that the unguarded pool presented a safety danger to the neighborhood, and causes an abundance of mosquitoes to the area. Howard Gold agreed with this, also. Helmut stated that the homeowner was written a letter to clean up the property, but, technically, nothing else can be done by any other entity until 30 days after the letter was sent out. The Association is looking into the cost of removing weeds and maintaining the looks of properties that fall into problems like this one. Howard Gold suggested that the Association call Ventura Code Enforcement and that the Ventura County Fire Department be aware of this property and perhaps perform the weed abatement themselves, placing the cost of doing so in a lien filed onto the property profile. Paul Wolff and Howard Gold both agreed to chlorinate the remaining water left in the pool at 6930 Solano Verde Drive. Helmut agreed to call the County of Ventura, on June 3<sup>rd</sup>.

The Solano Verde Water Company is having a difficult time collecting for the water supplied to each property, as well. Howard Gold stated that foreclosures do not affect the loan on property water shares and suggested that the Solano Verde Ranches Homeowners' Association merge with the Solano Verde Water Company in order to save costs and secure the stability of the Association in the future by being able to then, lien the shares of water each property utilizes. Mitchell Cahn stated that he would look into the legality of this merger and believed this was very viable. It was suggested that Robert Eranio, of the water district, probably would advise the Association on doing this merge, also.

Christian Title suggested a quarterly newsletter be written to let all homeowners know what the Board of Directors is currently doing. He stated that he would be happy to note new things discussed at each meeting, expanding the topics discussed in each of the monthly Meeting Minutes, written as an "Owners Forum / Neighbors' Corner", and should be password protected. Helmut suggested that 3 volunteers could come together

**OPEN FORUM (Continued):** and write this. Amy Gold volunteered to do this, with Christian Title. Someone else then, could submit the text to layout for this newsletter.

It was mentioned that Entrance Gate codes, in the near future, could be changed. Paul Wolff suggested that each homeowner have a different code number upon entering the gate, thus leaving a record of who they are and what time they entered. The Association is looking to place security surveillance cameras at the entrance to identify and deter unwelcomed visitors to our neighborhood. These cameras will also help in identifying any large vehicles that damage the entrance gates, walls, pavement and curbs in any way.

**MISCELLANEOUS (Next Regular Meeting Date):** Next Meeting will be held on September 1, 2010, at Peter Zinnato's home, 6933 Solano Verde Drive, Somis, CA.

**ADJOURNMENT:** Adjournment of Meeting was at 8:11 p.m.

Submitted by: Sharon McCall, Secretary,  
Solano Verde Ranch Homeowners Association

Approved by:

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Tom Godecki, President  
Solano Verde Ranch Homeowners Association

Date: