

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

June 24, 2009

CALL TO ORDER

The following are the Minutes of the meeting of the Board of Directors of the **Solano Verde Ranches Homeowners Association** held on Wednesday, June 24, 2009 in Somis, CA. President Godecki noted a Quorum was present and called the meeting to order at 7:05 p.m.

BOARD MEMBERS PRESENT

Tom Godecki, President; Jonathan Bergman, Vice President; and Peter Zinnato, Treasurer

BOARD MEMBERS ABSENT

Sharon McCall, Secretary and Clara Santiso, Member at Large

OTHERS PRESENT

Homeowners: Howard Gold, Michael Nostrant, and Paul Wolff

Real Support Property Management Company: Helmut Martinek and Bryan Chan

Stan Roberts of Olympic Land Development, Inc.; and Peter Ceglarski & Andy of Landscape Development Co. were also present

OWNERS' FORUM

- Homeowner Gold suggested that the Board adopt a policy to avoid any conflict of interest between vendors employed by the Association and those employed by members of the Community. This item will be placed on the next Meeting agenda.

ASSOCIATION BUSINESS

Stan Roberts, Olympic Land Development

- There was discussion over outstanding invoices for work performed, including his May 2009 fees (\$2,300).
- Mr. Roberts explained that a prior Board member provide him with verbal authorization to perform the work in question.
- The Board requested that Mr. Roberts produce additional documentation to receive final payment.
- Mr. Roberts explained the monthly service fees of \$2,300 included and were not limited to planting by hand, filling in spots, brush clearance, re-staking, and manual watering.
- The Board authorized Real Support Property Management Company to negotiate the final payment to Olympic Land Development, not to exceed \$10,441.

Andy & Peter Ceglarski, Landscape Development

- Mr. Ceglarski presented a maintenance proposal to the Board, which included, but was not limited to: 1.) bi-annual pre-emergent applications (to be completed in November and February), 2.) fertilizer, 3.) irrigation, 4.) grading, 5.) pots, and 6.) fountains.
- Mr. Ceglarski advised that the installation of an automatic irrigation system (battery, solar, or electric) would relieve approximately 38 labor hours a month and would require the installation of pressure gauges and filtration.
- Mr. Ceglarski made various suggestions for landscaping to the Board, including root damage prevention, pest control, and removal of fallen trees.
- Mr. Ceglarski also informed the Board that the company vehicles can be tracked by GPS so personnel can be located at all times.

Grounds Control

A third landscape company will provide a presentation at the next scheduled Association Meeting.

TREASURER'S REPORT

- The Board was advised that additional information was required for Allyn Moskowitz, CPA to prepare the previous years' tax returns.
- Homeowner Nostrant would assist in collecting the documentation from Gold Coast Management Company, including road surveys.
- The financial report for the month ending May 2009, are as follows:

Operating:	\$ 13,530.06
Reserves:	\$104,115.17

- Vice President Bergman noted that there was approximately \$20,000 missing from the Reserves account and that Gold Coast Management Co. may have more knowledge of the discrepancy.
- Manager Martinek will solicit Jeff Beaumont, Esq. to draft a letter to Ross Morgan Company, Gold Coast Management Co., and previous Association President, Bill Taylor, demanding the Association's financial records and refer to statute of limitations, if possible. The Board stated that a Form 1099 was issued to Vanessa Taylor, but, its whereabouts is currently unknown.

ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

NEXT REGULAR MEETING

The next Meeting will be determined at later time.

Submitted by: Bryan Chan

Real Support Property Management

Approved by:

Tom Godecki, President
Solano Verde Ranches Homeowners Association

Date