

**THE MINUTES OF THE BOARD OF DIRECTORS MEETING
OF THE
SOLANO VERDE RANCH HOMEOWNERS ASSOCIATION**

June 24, 2009

The following are the Minutes of the Board of Directors Meeting of the **Solano Verde Ranch Homeowners Association** held Wednesday, June 24, 2009 at 6918 SOLANO VERDE DRIVE in Somis, California. Tom Godecki, President, noted a **Quorum** was present and called the Meeting to order.

BOARD MEMBERS PRESENT

Tom Godecki
Jonathan Bergman
Peter Zinnato

BOARD MEMBERS ABSENT

Sharon McCall
Clara Santiso

OTHERS PRESENT

Bryan Chan, Real Support Property Management
Helmut Martinek, Real Support Property Management
Stan Roberts, Olympic Land Development (presentation)
Peter Ceglarski & Andy, Landscape Development (presentation)

OWNERS PRESENT

Howard Gold, Paul Wolff, Mike Nostrant

CALL TO ORDER

7:05 p.m.

BUSINESS

Stan Roberts, Olympic Land Development

Mr. Roberts and the Board discuss outstanding invoices and work performed without written Board authorization, amounting to \$2,900. Mr. Roberts claims he was given verbal authorization by a prior Board member, maintaining the job completed was "three times more work" than comparably performed duties for a similar fee. Mr. Roberts is to produce the necessary documentation prior to final payment.

According to Mr. Roberts, the \$2,300/mo regular service fee includes planting by hand to fill in spots, brush clearance, re-staking, manual watering, etc. (no contract was provided for review). May service fee is outstanding. Board authorizes Real Support to negotiate down from an approved maximum for final payment of \$10,441 to be paid to Olympic Land Development. All in favor.

Andy & Peter Ceglarski, Landscape Development

Andy provides a brief overview of the maintenance proposal given to the Board, which includes but is not limited to: 2 pre-emergent applications yearly (circa Thanksgiving and February), fertilizer, irrigation, grading, pots, fountains, etc. In contrast to Mr. Roberts' take, Andy stated that setting the irrigation to an automatic system (battery, solar or electric) would relieve approx 38 labor hours a month. The system would need upgrading and installation of pressure gauges and filtration (currently nonexistent).

- Cotoneaster dies in 6 weeks without water. Is not affected by pre-emergent.
- Staking adjustments must be made to allow for swaying which strengthens roots. Some are too tight.
- Suggests thinning out the entrance to represent the community more appropriately.
- Pruning can be done to 15ft, otherwise would need an arborist.
- Panel barriers should be installed within 6ft of any hardscape (e.g. concrete) to avoid root damage. Barriers would allow for roots to grow underneath hardscape.
- Suggests a pest control company to address gophers, ground squirrels and mice (information provided to BOD members directly).
- No extra charges for personnel to come and remove fallen trees, etc unless they are large/need a crew or are hitting overtime.
- All trucks linked via GPS so the office knows where personnel are at all times.

Grounds Control

A 3rd landscape company will provide a presentation at the next scheduled BOD meeting.

OPEN FORUM

Mr. Nostrant reviews a former BOD decision dated June 4, 2008 wherein he was authorized to receive landscaping reimbursement. He has not received the reimbursement. The current BOD will follow the pardon of the previous Board to determine the figure.

Item will be placed on the next meeting's Agenda.

Mr. Gold suggested to the previous BOD that they adopt a policy to avoid any conflict of interest between vendors employed by the HOA and the same vendors employed privately by members of the association.

Item will be placed on the next meeting's Agenda.

FINANCIALS

Real Support is missing financial documents in order to prepare the previous 4 years worth of non-filed taxes. Real Support is to obtain a list of necessary items from Allyn Moskowitz so taxes can be filed. Mr. Nostrant will assist with obtaining any and all documentation from Lance, including road surveys.

