

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

February 24, 2010

The following are the Minutes of the Board of Directors Meeting of the **Solano Verde Ranch Homeowners Association**, held Wednesday, February 24, 2010, at the Santisos' Residence, 6868 Coyote Canyon Drive, Somis, CA.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Jonathan Bergman, Vice President

OTHERS PRESENT:

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

OWNERS PRESENT:

No Homeowners were present.

1. CALL to ORDER: Tom Godecki, President noted a **Quorum** was present, and called the Meeting to order at 7:00 p.m.

2. OWNERS FORUM: No homeowners attended this Meeting and nothing was discussed due to the limited time available for this Meeting.

3. APPROVAL of MINUTES from PREVIOUS MEETING: No Minutes were read due to an Executive Meeting scheduled for 8:00 p.m.

4a. FINANCIAL REPORT (Financial Reports for Dec. '09 & Jan. '10): The financials, ending December 2009, are as follows:

Operating Account: \$ 51,986.98
Reserve Account: \$104,115.17
Delinquent: \$ 3,776.17

The financials, ending January 2010, are as follows:

Operating Account: \$ 61,854.08
Reserve Account: \$104,115.17
Delinquent: \$ 22,176.19

(November 2009 Financials were not available at this Meeting)

4b. FINANCIAL REPORT (Forensic Audit for the Fiscal Year – Update): It was, once again noted, that the Forensic Audit should be completed by the end of March 2010.

4c. FINANCIAL REPORT (Vendor Payments-“Roberts Lawncare Company”: “Roberts Lawncare Company” payments were discussed, and it was noted that the owner would waive any interest charges billed to the Association.

The Board of Directors will issue vendor payments that need to be paid, only during Meetings. However, utilities will be paid immediately, not waiting for the Board of Director Meetings.

4d. FINANCIAL REPORT (“SES” Reimbursement): It was noted that Dave Weslund, at “S.E.S. Engineering”, needs to be sent all Association invoices accrued regarding their responsibility to pay 35% of the Solano Verde Road improvements. Helmut Martinek stated that he would be locating all Association paid bills for Dave Weslund to pay. Peter Zinnato added that he will review these bills before Helmut would forward them to Dave.

4e. FINANCIAL REPORT (Delinquent Accounts): All homeowner property liens were discussed. The Foreclosure Lien Resolutions pertaining to these properties were then signed.

4f. FINANCIAL REPORT (Payment to Owners for Landscape Improvements): Past paid homeowner landscape reimbursements were discussed and, with this, the Board of Directors agreed to state that no further landscape reimbursements will be reviewed and/or made in the future.

5a. UNFINISHED BUSINESS (Review of Vendor Contracts and Assignments): Tabled, due to time constraints, until a further Meeting date.

5b. UNFINISHED BUSINESS (Violations): Certain homeowner CC&R Violations were discussed, as well as the Management Company’s letters regarding these violations which were sent to those perspective homeowners.

5c. UNFINISHED BUSINESS (Walkthrough Report): This will be discussed at the next Meeting, due to time constraints at this Meeting.

5d. UNFINISHED BUSINESS (Gate Landscape Improvements): Tabled until next Meeting.

5e. UNFINISHED BUSINESS (Follow-Up Approval Plans – Michelson): Not discussed at this Meeting.

6a. NEW BUSINESS (Selection of Landscape Companies): Tabled until next Meeting.

6b. NEW BUSINESS (Record Storage – Location and Electronic Filing): Not discussed, due to time constraints at this Meeting.

6c. NEW BUSINESS (Landscape Improvement – Irrigation System): It was stated that the automatic sprinklers were working, using only 1 station. It was noted that 4 stations are needed to complete the areas, at a cost of \$500.00 per station. A proposal from “Roberts Lawncare Company” would be needed to address running the hose, or piping, under driveways to complete the connections on those properties that require this.

7. MISCELLANEOUS (Next Regular Meeting Date): Next Meeting will be held on March 31, 2010, at Peter Zinnato’s home, 6933 Solano Verde Drive, Somis, CA.

8. ADJOURNMENT to EXECUTIVE SESSION: Adjournment of Meeting was at 7:55 p.m. to go to an Executive Session.

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

Approved by:

Tom Godecki, President
Solano Verde Ranch Homeowners Association

Date: