

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

March 31, 2010

The following are the Minutes of the Board of Directors Meeting of the **Solano Verde Ranch Homeowners Association**, held Wednesday, March 31, 2010, at the Zinnatos' Residence, 6933 Coyote Canyon Drive, 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"
Steve Walton, CEO of "Walton Facilities Management Company"

OWNERS PRESENT:

Chuck Nelson, Representative for Steve Sharpe, Homeowner
Hannelore Woelfl, Homeowner

1. CALL to ORDER: Jonathan Bergman, Vice President, noted a **Quorum** was present, and called the Meeting to order at 7:10 p.m.

2. OWNERS FORUM: No homeowners had any issues to bring up for discussion.

3a. APPROVAL of MINUTES PREVIOUS MEETING (Feb. 24th, 2010): The Minutes were approved for February 24, 2010.

3b. APPROVAL of MINUTES PREVIOUS MEETING (Signature of Prior Minutes): The March 25, 2009 Minutes, the November 11, 2009 Minutes, and three more, from the previous Board, remain yet to be approved. Past Minutes will be audited by the Management Company before final posting to the web site.

4a. FINANCIAL REPORT (Financial Report for February 2010): The financials, ending February 2010, are as follows:

Operating Account: \$ 59,556.51
Reserve Account: \$104,115.17
Delinquent: \$ 24,140.33

4b. FINANCIAL REPORT (Vendor Payments-"Roberts Lawncare Company": The Board of Directors is disputing "Roberts Lawncare Company" extras. It was agreed to pay them 3 months, at \$2,000.00 each along with 1 extra bill, for \$500.00, totaling

\$6,500.00 that the Board will release to them. The Management Company will need to scrutinize all of their bills to the Association.

4c. FINANCIAL REPORT (“SES” Reimbursement): All bills are compiled. The Board of Directors will get together with Dave Weslund to go over these bills that are due us from “S.E.S Engineering”.

4d. FINANCIAL REPORT (Delinquent Accounts): One more Foreclosure Lien Resolution was signed by the Board of Directors.

4e. FINANCIAL REPORT (Payment to Owners for Landscape Improvements): No more was discussed on this subject.

4f. FINANCIAL REPORT (Budget for 2010 – 2011): No increase of Homeowners Dues, for June 2010 through June 2011, will be required.

5a. UNFINISHED BUSINESS (Review of Vendor Contracts and Assignments): This subject was put on hold due to a landscaping maintenance proposal being presented by the Steve Walton, CEO of “Walton Facilities Management Company”. Steve Walton stated that his company is 1 year old and privately owned, with five divisions. They carry a \$5 million liability policy and a \$1million workers comp. policy. They utilize electronic integrated billing. He proposed that his company can perform all Association landscape maintenance requirements to us for \$11,700.00 per year (at \$975.00 per month), with only 1 worker, working only for 6 – 8 hours per week. The Board compared Steve Walton’s proposal with the current landscape maintenance company’s maintenance being accomplished, now, using 2 to 3 workers, 1 ½ days per week. The Board noted, to Steve Walton, that he should take into consideration that the common areas take approximately 20 hours per week, stretching two sides of each street, for 3.1 miles. The Board suggested that he and his assistant might need to re-evaluate his bid, looking at our community in the daytime, instead of quickly reviewing the area in the evening, the night before! The Board suggested that he needs to resubmit another practical proposal, taking into consideration all of the work involved in doing a good job to the common areas, here. He agreed that he and his assistant would do this.

5b. UNFINISHED BUSINESS (Violations): Certain area violations were discussed.

5c. UNFINISHED BUSINESS (Walkthrough Report): The Pump Station, at the Front Entry Area, located behind the Entry Fountain, is in need of the door to be re-hung so that it can remain closed. Also, the junk being stored behind the door needs to be omitted.

5d. UNFINISHED BUSINESS (Gate Landscape Improvements): With the recent car-jacking that took place on Bradley Road, just outside the Association Entry Gates, a discussion took place regarding the need for installing a new Entry Security Recorder Camera.

5e. UNFINISHED BUSINESS (Walkthrough Report): Not discussed.

6a. NEW BUSINESS (Record Storage – Location and Electronic Filing): Not discussed.

6b. NEW BUSINESS (Landscape Improvement – Irrigation System): The common areas are still in need of hose, or piping, to be run under certain driveways to complete the water connections on those properties in order to be able to “automate” all watering of the common areas.

6c. NEW BUSINESS (Soil Erosion-Road to Water Tower): A proposal, for Helmut Martinek to obtain from a local area contractor is needed to address the dirt runoff into Solano Verde Drive from the trail entrance that leads to the area water tank, from Solano Verde Drive, at the Wolffs’ parcel, It was noted that a paved “speed bump” across the trail head could be paved in, or, that a paved entrance which would slope to one side, with a “V” ditch, or not, could be installed to contain the dirt flow from going onto Solano Verde Drive in rainy weather.

6d. NEW BUSINESS (Traffic from “Sence Ranch”): It was noted that “Real Support Property Management Company” sent a letter, dated March 18, 2010, to “Sence Ranch”, regarding their increased commercial truck traffic from their ranch into and out of our area. There has been no response from them, regarding this letter.

6e. NEW BUSINESS (Violation - Storage): It was noted that “Real Support Property Management Company” sent a letter, dated March 1, 2010, to a Homeowner, storing a boat out in the open on their driveway. They were told to remove it from view of the street.

7. MISCELLANEOUS (Next Regular Meeting Date): Next Meeting will be held on May 5, 2010, at Clara Santiso’s home, 6868 Coyote Canyon Road, Somis, CA.

8. ADJOURNMENT to EXECUTIVE SESSION: Adjournment of Meeting was at 9:20 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: