

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

September 22, 2011

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 Thursday, September 22, 2011 in Somis, CA. President Tom Godecki noted a **Quorum** was present and called the meeting to order at 7:07 p.m.

BOARD MEMBERS PRESENT

Tom Godecki, President; Peter Zinnato, Treasurer; Jonathon Bergman, Vice President; Clara Santiso, Member at Large; Sharee McCall, Secretary.

BOARD MEMBERS ABSENT

All present.

OTHERS PRESENT

Lindsay Griffin, Real Support Property Management (RSPM) and Recording Secretary; Helmut Martinek, Real Support Property Management (RSPM); Steve Done, homeowner.

HOMEOWNER'S FORUM

Steve Done requested two remotes for the front gate. Lindsay asked him to submit his request in writing and advised Mr. Done that the remotes cost \$30 a piece.

UNFINISHED BUSINESS- Parkways/ "Bridal Path" issue

David Swedelson submitted an opinion letter stating that the bridal paths are to be maintained by the association and not individual homeowners. In the letter, Swedelson stated that it may not be a valid reason to turn over the maintenance of the bridal paths to the homeowners simply because the cost to maintain them has gotten so high. Peter and Tom believe that Swedelson's opinion may not be valid as Swedelson may not know what the "bridal path" actually is. Jonathon believes that there may have been an opinion that was given previously by another attorney that stated that the bridal paths were to be maintained by the homeowners and association had an easement.

Peter asked to table the matter until the next meeting so that all board members have a chance to research the issue themselves.

Peter believes owners need to take over the maintenance of the bridal paths and bare the cost. Jonathan agreed with Peter as did Sharee and Clara.

Tom reminded the board that there had been a reason why the association took over the maintenance of the bridal paths and it was because many of the homeowners did not maintain the paths adequately. There is a risk in turning over the maintenance to the

homeowners again. The landscape on the bridal paths may begin to look poor in some areas throughout the community due to lack of maintenance.

Peter suggested that before the bridal paths are turned over to homeowners to maintain, the Board of Directors would be wise to involve the homeowners, send out questionnaires and get their opinion and feedback on the issue. Thus, the decision about who is to maintain the bridal paths would be a decision that would be made by the homeowners.

Tom requested RSPM to look at the association's budget projection for the coming year to determine whether the association would be able to cover the costs of continued maintenance of the bridal paths. RSPM is to present the budget and give the Board suggestions at the next meeting as to how to proceed in getting homeowners involved with the decision making process for this issue.

Clara suggested that the Board look into revising the association's CC&Rs and the fine policy.

APPROVAL of MINUTES PREVIOUS MEETING

The minutes from the meeting held on July 6, 2011 were approved. Jonathan made a motion to approve the minutes and Sharee seconded the motion.

FINANCIAL REPORT (Financial Report from July and August 2011):

The financials, ending June 30, 2011, are as follows:

July 2011

Operating Account:	\$62, 512.05
Reserve Account:	\$198,653.34
Delinquent:	\$24,356.03

The financials, ending July 31, 2011, are as follows:

August 2011

Operating Account:	\$67,321.48
Reserve Account:	\$198,661.61
Delinquent:	\$21,583.77

Jonathan made a motion to approve the July financials and Peter seconded the motion. Jonathan made a motion to approve the August financials and Peter seconded the motion.

NEW BUSINESS – Landscape

American Heritage Landscape submitted a proposal for 14 digital timers to be installed since the watering is not adequate to maintain the groundcover.

Peter made a motion to dismiss American Heritage Landscape and to send them a thirty (30) day notice advising American Heritage that they have been terminated and their landscape services are no longer needed at the property.

Sharee made a motion to for Real Support Property Management to consider Aztec Landscape. Discussion followed.

The Board discussed rehiring Robert's Lawn Care. The Board agreed that if Robert's is rehired, that he be hired on a month to month basis and that there will be no contract. RSPM has been requested to advise Robert's Lawn Care that all extra work must be approved in writing by RSPM before Robert's can proceed in performing extra work, otherwise Robert's will not be paid for unauthorized work.

ADJOURNMENT

The Meeting was adjourned at 9:53 p.m.

Submitted by: Lindsay Griffin, Recording Secretary

Approved by:

Tom Godecki, President

Date:

The Solano Verde Ranches Homeowners Association