

Ventura Village HOA

Board of Directors Meeting

The Board of Directors met on October 5, 2011 at 10:00AM. The meeting was called to order by Spence Kerniss, President. Present were Billy Springer, Carl Mancino, Carol Bartlett, Jack Silva and Mary Wiegand, secretary. Also present were Rebecca Sarver and Joe Fenner of Vision Management.

A quorum was established .

The minutes of the August 9, 2011 meeting were presented. Carol motioned to approve as written with a second by Carl. All were in favor.

Removal of names in the front gate directory for delinquent HOA dues – The delinquent resident will have his/her name and telephone numbers removed from the directory at the front entry gate. A 30 day notice will be given to the delinquent resident prior to removal. Carl motioned to approve and it was seconded by Jack. All were in favor.

Disconnect irrigation water from delinquent HOA dues- Irrigation water may be turned off to those who are delinquent in their HOA dues. A 30 day notice will be given to the delinquent resident prior to turning the water off. Carl motioned to approve and seconded by Carol. All were in favor.

Extended lanais for villas- The lanais form is now available. The procedure is to complete the lanais form, have it notarized and recorded at the courthouse. Submit the recorded form with a completed ARC form to Vision Management to be approved.

Budget workshop - We currently have closings on 206 homes. The proposed 2012 budget was based on 240 homes. The following changes were recommended:

1. Adjust budget to 230 homes which reflects a \$9.00 quarterly difference.
2. Pumping stations - Add \$10,000.00 in reserves which reflects an \$11.00 quarterly difference. Joe will get actual replacement costs.
3. Pool furniture- Add a line item under pool furniture. With an estimated \$2500.00 reflects a \$3.00 quarterly difference.

This would make quarterly payments of \$247.98 for single family homes and \$447.03 for villas.

There being no other business, Carl motioned to adjourn with a second by Carol.

The next meeting will be November 29, 2011 at 2:00pm.

Respectfully submitted,
Mary Lou Wiegand, secretary