

**CAMPUS COMMONS VILLAGE FOUR  
BOARD OF DIRECTORS SPECIAL MEETING  
MAY 14, 2019 - MINUTES**

**I. CALL TO ORDER**

Vice-President Comstock called the meeting to order at 5:30 pm.

**II. ROLL CALL**

Board Members Present: Evelyn Margolin, Nancy Comstock, Bill Wilder, Paul Stiffler  
Board Members Absent: Jeanne Garcia  
AMC Representative: Larry Brown  
Homeowners Present: Jakie Moran, Agnes Dykstra, Bruce & Diane Rogers, Kim Dagan, Jane Fricke, Gary Slavitt, Marion Peterson, Ed Hullander  
Marty Stiffler

**III. APPROVAL OF MINUTES**

The Board reviewed the Board Meeting Minutes from March 12, 2019.

*Motion to approve the minutes of the March 12, 2019 Board Meeting as submitted. (M/ Stiffler; S/ Wilder; Carried Unanimously.)*

The Board reviewed the Special Meeting Minutes from April 9, 2019.

*Motion to approve the minutes of the April 9, 2019 Special Meeting as submitted. (M/ Stiffler; S/ Wilder; Carried Unanimously.)*

**IV. HOMEOWNER OPEN FORUM**

There was a question regarding security.

**V. TREASURER'S REPORT**

Treasurer Wilder had Manager Brown read a report to the board as of April 30, 2019, noting a deficit to date. It was reported the income and expenses were consistent with the budget.

*Motion to approve the Treasurer's Report for April 30, 2019. (M/ Wilder; S/ Stiffler; Carried Unanimously.)*

**VI. COMMITTEE REPORTS**

**A. Architectural/Landscape Changes Committee**

The Committee reviewed architectural applications from two addresses:  
945 Commons Drive - Patio Enclosure.

*Motion to approve the application from 945 Commons Drive. (M/ Margolin; S/ Wilder; Carried 3-0, Stiffler Abstained.)*

943 Commons Drive - Fence Replacement.

*Motion to approve the application from 943 Commons Drive. (M/ Stiffler; S/ Margolin; Carried Unanimously.)*

**B. Finance and Maintenance Committee**

A discussion was held as to the progress of the painting project. Management noted only one bid had been received to date and more were expected. The Paint Committee reported they were narrowing the color choices and that, once the bids were received, the Board would meet again in a Special Meeting on June 11 to vote on the winning bid. A discussion ensued regarding whether owners would be mandated to repair issues

found prior to painting and whether the Association would pay for work not completed and bill the owner. No resolution was made nor a vote taken.

**C. Welcome and Social Committee**

Agnes Dykstra reported Edra McDowell wanted to thank everyone for their help during her medical issues period and that she would like to find some more volunteers to help her. She also said Edra wanted to put a social gathering together for sometime in the Summer.

**D. Landscape Committee**

Evelyn Margolin announced a Landscape Committee was being formed and nominated Paul Stiffler as Chairman of the Committee.

*Motion to appoint Paul Stiffler Chairman of the Landscape Committee. (M/ Margolin; S/ Stiffler; Carried Unanimously.)*

**VII. PARK BOARD**

There was no report submitted as the Park Board meeting would be on May 21.

**VIII. MANAGEMENT REPORT**

A. City Request For Howe Avenue Trees - Management discussed a meeting that occurred with a member of the City of Sacramento Transportation Department where the Association was asked to trim the trees along Howe Avenue so the traffic light standards would be visible to traffic. Management gave the opinion that the work was necessary to make sure the Association was relieved of liability for any possible accidents in that area. Management presented three bids to do the tree trimming work called for. The Board asked Management to give the contact information for the City's representative to Vice President Comstock.

B. Logs and Correspondence - Management noted the maintenance log and correspondence in the board packet.

**IX. PRESIDENT'S REPORT**

There being no current President, there was no report submitted.

**X. OLD BUSINESS**

Association Website - Vice President Comstock reported Jeanne Garcia was coordinating with others to put together a website for the Association. A homeowner directory was discussed as to whether participation would be voluntary.

*Motion to include a voluntary directory on the website. (M/ Stiffler; S/ Margolin; Carried Unanimously.)*

**XI. NEW BUSINESS**

There was no new business before the Board.

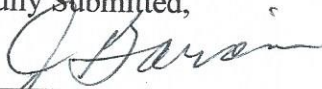
**XII. DATE OF NEXT MEETING**

The next Board Meeting was scheduled for June 11, 2019 at 5:30 pm.

**XIII. ADJOURNMENT**

The meeting was adjourned at 6:24 pm.

Respectfully Submitted,



Jeanne Garcia  
Association Secretary

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Dated: