

**CAMPUS COMMONS VILLAGE FOUR
BOARD OF DIRECTORS SPECIAL MEETING
NOVEMBER 13, 2018 - MINUTES**

I. CALL TO ORDER

President Frei called the meeting to order at 5:30 pm.

II. ROLL CALL

Board Members Present: Steve Frei, Jeanne Garcia, Evelyn Margolin, Bill Wilder, Nancy Comstock

Board Members Absent: None

AMC Representative: Larry Brown

Homeowners Present: Gary Slavitt, Agnes Dykstra, Barbara Rubin, Bruce & Diane Rogers, Marty & Paul Stiffler, Steve Brenner, Richard Rodieck

Motion to appoint Nancy Comstock to the position of Vice-President. (M/ Frei; S/ Wilder; Carried Unanimously.)

III. APPROVAL OF MINUTES

The Board reviewed the Organizational Meeting Minutes from September 11, 2018.

Motion to approve the minutes of the September 11, 2018 Organizational Meeting as submitted. (M/ Garcia; S/ Comstock; Carried Unanimously.)

IV. HOMEOWNER OPEN FORUM

There were questions regarding insurance claims and architectural applications.

V. TREASURER'S REPORT

Treasurer Wilder read a summary report of the financials dated October 31, 2018. He noted a small deficit of \$2821.38..

Motion to accept the Treasurer's report for October 31, 2018. (M/ Wilder; S/ Garcia; Carried Unanimously.)

Treasurer Wilder reviewed the proposed budget for fiscal year 2019, which included a dues increase to \$358.00.

Motion to approve the 2019 budget as submitted. (M/ Frei; S/ Garcia; Carried Unanimously.)

Treasurer Wilder reviewed the reserve study update for 2019 and proposed several reserve expenses called for in the report be redirected to other projects in 2019.

Motion to approve the reserve study update and the redirection of funds to other reserve expenses in 2019. (M/ Frei; S/ Comstock; Carried Unanimously.)

VI. COMMITTEE REPORTS

A. Architectural/Landscape Changes Committee

The Committee reviewed four architectural applications:

2325 American River Drive – Removal of tree stump partially in commons area.

2331 American River Drive – Replace and upgrade windows.

929 Commons Drive – Repaint Front Door

945 Commons Drive – Replace Front Door

Motion to approve the application of 929 Commons Drive. (M/ Frei; S/ Wilder; Carried Unanimously.)

Motion to approve the application of 945 Commons Drive. (M/ Frei; S/ Comstock; Carried Unanimously.)

Motion to approve the application of 2331 American River Drive. (M/ Frei; S/ Comstock; Carried Unanimously.)

Motion to approve the application of 2325 American River Drive. (M/ Frei; S/ Wilder; Carried Unanimously.)

B. Finance and Maintenance Committee

The Committee discussed the pest control inspection repairs and noted they would be held off until the painting to be done in 2019.

The Committee discussed the painting to be done in 2019 and asked for volunteers to join a painting committee. Agnes Dykstra, Paul Stiffler and Jeanne Garcia volunteered and the Committee said they would seek others to join.

The Committee asked the Board to ratify their email approval for the transfer of excess reserve funds from Bank of Commerce to Alliance Bank.

Motion to ratify the approval for transfer of excess reserve funds. (M/ Frei; S/ Comstock; Carried Unanimously.)

The Committee discussed the status of the water meter installations and noted they were in favor of individual meters for all units as discussed in previous meetings and via email communications with the City of Sacramento.

Motion to install individual meters and to hold harmless individual homeowners for any costs that might be incurred with these installations. (M/ Frei; S/ Wilder; Carried Unanimously.)

C. Welcome and Social Committee

The Committee reported all new residents had been visited and gift cards given to each. They asked for help in putting up the holiday light pole decorations and a TGIF was announced for January 18, with volunteers needed.

VII. PARK BOARD

All items had been previously discussed.

VIII. MANAGEMENT REPORT

A. Landscapers Trimming and Sprinkler Schedules

Management noted the landscapers were currently putting the newest schedules together for the Finance and Maintenance Committee.

B. 2327 ARD Request for Garage Repair

Management asked the Board for permission to have a cracked beam in the garage at 2327 ARD repaired. The Board agreed.

C. Roof and Gutter Cleaning Bid

Management reviewed a proposal from Bailey Boys Services for roof and gutter cleaning in early 2019 at a cost of \$2,015.00.

Motion to approve the proposal from Bailey Boys Services. (M/ Frei; S/ Comstock; Carried Unanimously.)

D. "No Parking" Painting Proposal

Management reviewed a proposal from Sierra Nat'l Asphalt for painting "No Parking" stripes and wording on both ends of the two carports on the Commons Drive side of the complex as well as touching up the red curbing at the entrances to the community.

Motion to approve the proposal from Sierra Nat'l Asphalt at a cost of \$1,040.00. (M/ Frei; S/ Wilder; Carried Unanimously.)

E. Clearance Pruning of Trees Proposal

Management reviewed a proposal from Arborwell to perform clearance pruning at a cost of \$4,876.00.

Motion to approve the proposal from Arborwell for clearance pruning. (M/ Comstock; S/ Garcia; Carried Unanimously.)

F. Logs and Correspondence

Management noted the maintenance log and correspondence in the board packet.

IX. PRESIDENT'S REPORT

President Frei noted he had sold his home in the Village and would be leaving by mid-December. He asked for a volunteer to replace him on the Board of Directors.

X. OLD BUSINESS

There was no old business before the Board.

XI. NEW BUSINESS

There was no new business before the Board.

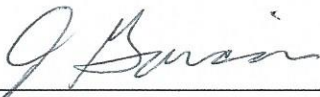
XII. DATE OF NEXT MEETING

The next Board Meeting was scheduled for January 8, 2019 at 5:30 pm.

XIII. ADJOURNMENT

The meeting was adjourned at 6:44 pm.

Respectfully Submitted,



Jeanne Garcia
Association Secretary

Date Approved