



MOUNTAIN VIEW
BOARD OF DIRECTORS MEETING
OPEN SESSION

WEDNESDAY, JANUARY 25, 2012 6:00 PM

MOUNTAIN VIEW CLUBHOUSE
28855 RAINIER WAY
MORENO VALLEY, CA 92555

OPEN SESSION AGENDA

New - The following items may be addressed in Executive Session in accordance with California Civil Code 1363.05(b)

- ~ *Litigation*
- ~ *Matters relating to formation of contract with third parties*
- ~ *Member Discipline*
- ~ *Personnel matters*

I. CALL TO ORDER

Present	Arrival	Board Member	Position	Departure
		Elizabeth Janssen	President	
		Don Mac Isaac	Director at Large	
		Charles Foronjy	Vice President	
		Fred Humphrey	Treasurer	
		Ron Sais	Secretary	

II. ANNOUNCEMENT - EXECUTIVE SESSION MEETING

In accordance with Civil Code 1363.05 (b) the Board of Directors met in Executive Session immediately prior to the Regular Session meeting on June 29, 2011, in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code Section 1367 or 1367.1.

III. REPORTS

- A. MANAGEMENT REPORT** Pages 1-2
- B. WORK ORDER** Pages 3-4
- C. LANDSCAPE REPORT** Pages 5-27

Action Required: Review & File

IV. COMMITTEE UPDATE & INVITED GUESTS

A. COMMITTEE UPDATE

A member from each Committee will provide a brief update. ☐

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Action Required: Review & File

V. HOMEOWNER FORUM

In accordance with California Civil Code 1363.05, the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 1363.05, or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

VI. CONSENT CALENDAR

In an effort to expedite the board meetings, Management has placed several business items on a Consent Calendar. Please review the items prior to the meeting so that you may have your questions answered in advance.

Proposed Resolution: That Consent Calendar items A - E be approved as presented. ☐

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Action Required: Board Resolution

Begin Consent Calendar

A. APPROVAL OF MINUTES

Pages 28-31

Proposed Resolution: That the Open Session minutes dated November 30, 2011 be approved as presented.

B. FINANCIAL STATEMENT NOVEMBER 2011

Separate Packet

Proposed Resolution: That the financial statement and bank reconciliation dated November 30, 2011 be approved as presented. The statement reflects \$51,439.65 in operating funds, \$703,524.11 in reserve account funds, \$637.85 in other assets for total assets of \$755,816.60. It reflects a current year income of \$2,874.39 and year-to-date reserve funding of \$25,850.71 as compared to a budget of \$25,904.

C. FINANCIAL STATEMENT DECEMBER 2011

Separate Packet

Proposed Resolution: That the financial statement and bank reconciliation dated December 31, 2011 be approved as presented. The statement reflects \$58,305.65 in operating funds, \$688,989.27 in reserve account funds, \$103.47 in other assets for total assets of \$747,613.38. It reflects a current year income/(loss) of \$9,206.01 and year-to-date reserve funding of \$32,258.82 as compared to a budget of \$32,380.00.

D. RESERVE STUDY BID-FORESIGHT FINANCIAL

Pages 32-51

Management obtained a bid from Foresight Financial to perform an computer update of the previous on-site analysis that was done in 2011. ☐☐

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The cost is \$665.00. Funds to be expended from Operating Account GL #19121 (Reserve Study Consultant Srvc), with an annual budget of \$900.00. ☐☐

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Proposed Resolution: That the Board approves the proposal submitted by Foresight Financial as presented.

E. AQUA BLUE PROPOSAL

Page 52

Aqua Blue submitted a proposal to drain and re-fill the pool due to the current T.D.S (total dissolved solids) levels. The total cost to drain, acid wash and refill is \$900.00.

The current T.D.S levels are 3,750 and it should be around 2,000.☐☐

Funds to be expended from Reserve Account GL #23122 (Pool/Spa), with a current balance of \$8,183.37. ☐☐

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Proposed Resolution: That the Board of Directors approves the proposal by Aqua Blue as presented.

End Consent Calendar

VII. HOMEOWNER FORUM

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VIII. NEXT MEETING

The next Board of Directors meeting is scheduled for Wednesday, March 28, 2012 at 6:00 PM at the Mountain View Clubhouse.

IX. ADJOURN