

# CAMINO VILLAGE HOA

## Open Board Meeting Minutes – October 19, 2016

**Location:** 2404 Fallwater Lane, Carmichael, CA 95608

Gloria called the meeting to order at 6:32pm and a quorum was established.

**Board Members in Attendance:** Gloria Weiss Yeater, Dan Schiff, Larry Raskin, Anabel Lombardi and Sara Avila.

**Others present:** Anne DeStefano, Rosy Alereza

The Open Meeting minutes of July 13, 2016 were approved. Note: "Next" meeting originally scheduled in minutes for September 14 was rescheduled to October 19, 2016.

**Old Business:** Gloria's board position expires in January and she will not run for a new term. Sara Avila will monitor and respond to emails for the Association until a new President is elected. Location of where to store the filing cabinet with association documents was discussed. Anabel will store them for the HOA.

### **New Business:**

1. Treasurer's Report: Account Balances:  
Operating expense: \$37,431  
Reserve: \$ 37,748  
Delinquent \$ 930 (99% on 1 Account)
2. Signing of the new Accounting Services Agreement was approved with notations removing early cancellation clauses. (Anabel motioned, Dan seconded.)
3. Signing of the Financial Auditing and Tax preparation Services Agreement from Levy, Erlanger & Company, CPAs was approved. (Dan motioned, Larry seconded.)
4. Landscape Committee: Anne DeStefano informed the Board that there will be no increase in landscape maintenance contract for 2017. Other costs are also in line with prior years. Rosy will possibly join the Landscape Committee. Approximately \$5,000 from reserves for renovations remains from 2016 and will be moved to the 2017 reserve budget. We want to see how the Kurapia groundcover does over the winter months before committing to more plantings of it.
5. 2017 Budget: Gloria and Dan prepared a Revision 3 budget. The Budget was reviewed thoroughly with the rest of the board. No increase in assessment dues is projected for 2017. The reserve study for 2017 from the Browning Group (approved in the July meeting) also required no increase in dues for 2017. All assessment amounts should remain the same from 2016 to 2017.

The 2017 Rev. 3 Budget was approved. (Motioned by Dan, seconded by Sara)

Next Meeting Date: January 18, 2016 - Serritella's if available.

Meeting Adjourned at: 7:18 pm.

Approved by: Anabel Lombardi Date: 1/18/17 Verified by: Gloria Yeater Date: 1/18/17