

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 24, 2013**

NOTICE: Upon due notice given and received, the Board of Directors meeting of Venturanza Del Verde Community Association was held October 24, 2013.

CALL TO ORDER: The meeting was called to order at 6:15 p.m.

DIRECTOR: Lewis Mahoney.....Vice President
Leslie Dey.....Secretary/Treasurer

PRESENT: David Ko.....Member at Large
Michael He.....Member at Large

ALSO PRESENT: Jan Standish..... Golden West Property Management

ABSENT: George Waibel.....President

**HOMEOWNERS
FORUM:**

The owner from 2911 Ballesteros was present and inquired what other items can be recycled and that information be posted on the website.
Homeowner forum was closed at 6:35 p.m.

MINUTES: A motion was made by Louis Mahoney, seconded by David Ko and carried to approve the minutes of September 26, 2013 as amended. Michael He abstained as he was not present at the September 26th meeting.

FINANCIALS: A motion was made by Michael He, seconded by Leslie Dey and carried to approve the August 2013 financial report.

A motion was made by Leslie Dey, seconded by Michael He and carried to approve the September 2013 financial report.

OLD BUSINESS: Reserve Study is currently pending.

FHA Certification – A motion was made by David Ko, seconded by Michael He and carried to approve submission of FHA certification application.

Reserve Study – The 2013 study has been completed and shows a 47% level of funding. Management will review all line items to be sure remaining life terms and estimated costs are reflective of recent costs and quotes received. The 2014 budget was discussed with various scenarios with different levels of assessment increases. A budget meeting will be scheduled for November 18, 2013. The last 3 years budgets are to be emailed to the Board members.

Management will investigate low pressure washing for stucco in lieu of painting stucco.

ADJOURN: A motion was made, seconded and carried to adjourn the meeting at 7:00 p.m.

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ATTEST: Respectfully submitted by:

Jan Standish, CCAM, Community Manager

APPROVED: _____
Chairperson of the Meeting/ President of the Association

SECRETARY’S CERTIFICATE

I, Leslie Dey, the duly elected and acting Secretary of the Venturanza Del Verde Community Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the Minutes of the Board of Directors meeting held October 24 2013 as approved by the Chairperson and President of the Association.

Dated

Secretary