

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION  
BOARDN OF DIRECTORS MEETING MINUTES  
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**NOTICE:** Upon due notice given and received, the Board of Directors meeting of Venturanza Del Verde Community Association was held February 27, 2014 2013.

**CALL TO ORDER:** The meeting was called to order at 6:01 p.m.

**DIRECTORS PRESENT:** George Waibel.....President  
Louis Mahoney.....Vice President  
Leslie Dey.....Secretary/Treasurer  
David Ko.....Member at Large  
Michael He.....Member at Large

**ALSO PRESENT:** Peggy Shaw..... Golden West Property Management

**HOMEOWNER FORUM:** None.

**MINUTES:** A motion was made by Louis Mahoney, seconded by David Ko and carried to approve the January 23, 2014 minutes with the correction of removing the word all the items for 2865 Ballesteros and replace with numerous items.

**FINANCIALS:** A motion was made by Michael He, seconded by Leslie Dey and carried to approve the January 2014 financial reports as submitted.

**OLD BUSINESS:** A motion was made by Louis Mahoney, seconded by Michael He and carried to table 1<sup>st</sup> Painting Proposal until the Board can receive clarification from them with regards to the warranty on the wood.

A motion was made by George Waibel, seconded by Leslie Dey and carried to approve GWPM obtaining a proposal for a low pressure power washing for the entire community.

A motion was made by George Waibel, seconded by Michael He and carried to approve Humburg & Associates proposal #214228 for community wide wood repair for \$58, 871.00. GWPM to have an outside contractor inspect the work prior to final payment being issued.

Board of Directors would also like to have an outside contractor inspect the painting job when it is completed as well.

GWPM is to inform 1<sup>st</sup> Street that the pool fence has already been painted and to please exclude it from their proposal.

Correspondence was reviewed.

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GWPM is to ask Personal Touch if they would remove items off the balcony of 2865 Ballesteros. The HOA would add this cost to the owners billing. Notice to be posted on the homeowners' door informing them of when it is to be done.

Reserve Study correspondence was reviewed. Board of Directors would like to go out to bid for their Reserve Study around September 2014 or prior if need be. Their requirement being a detailed forecast of likely assessments per year and would like for GWPM to possibly provide copies of how other HOA's reserve studies look.

GWPM is to confirm that Humburg and Associates proposal for 12705 Trent Jones repairs are included in the wood repair proposal

Delinquencies were discussed.

**ADJOURN:** A motion was made by Louis Mahoney, seconded by Michael He and carried to Adjourn the meeting at 6:55 p.m.

**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 February 27, 2014 as approved by the Chairperson and President of the Association.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Secretary