

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 24, 2014**

**NOTICE:** Upon due notice given and received, the Board of Directors meeting of Venturanza Del Verde Community Association was held April 24, 2014.

**CALL TO ORDER:** The meeting was called to order at 6:02 p.m.

**DIRECTORS PRESENT:** George Waibel.....President  
Louis Mahoney.....Vice President  
David Ko..... Member at Large

**ABSENT:** Leslie Dey.....Secretary/Treasurer  
Michael He..... Member at Large

**ALSO PRESENT:** Jan Standish, CCAM.....Golden West Property Management

**HOMEOWNER FORUM:** None present.

**MINUTES:** A motion was made by George Waibel, seconded by Louis Mahoney and carried to approve the March 27, 2014 minutes as amended.

**FINANCIALS:** A motion was made by Louis Mahoney, seconded by George Waibel and carried to approve the March 2014 financial reports as submitted.

A motion was made by George Waibel, seconded by Louis Mahoney and carried to write off account 9-1 as uncollectable bad debt.

**OLD BUSINESS:** Painting- Scheduled to start the week of June 9, 2014.

Wood repair project – A motion was made by Louis Mahoney, seconded by George Waibel and carried to approve Humburg proposal 214553 in the amount of \$1,287.00 for additional work at 2936 Ballesteros and proposal 214554 in the amount of \$587.00 for additional work at 2952 Ballesteros.

**NEW BUSINESS:** A motion was made by Louis Mahoney, seconded by George Waibel and carried to notify the owner of 2853 Ballesteros that the maintenance of the air conditioning unit is the owner's responsibility and what they have described is normal wear and tear and therefore are denying the request for reimbursement.

Management is to request the vendor that removes bees and wasp nests to inspect the entire community and remove any that they identify.

Humburg personnel are to be requested to clip the nails hanging from roof eaves when replacing wood at these areas.

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**ADJOURN:** A motion was made by Louis Mahoney, seconded by David Ko and carried to adjourn the meeting at 6:51 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 April 24, 2014 as approved by the Chairperson and President of the Association.

May 22, 2014  
Dated

\_\_\_\_\_  
Secretary