

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 23, 2011**

**NOTICE:** Upon due notice given and received, the Board of Directors meeting of Venturanza Del Verde Community Association was held June 23, 2011.

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m.

**DIRECTORS**

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

**ALSO PRESENT:** Alan Potruch.....GWPM

**HOMEOWNERS**

**FORUM:** Ronna Smith of 2912 Ballesteros Lane was in attendance to discuss her Architectural change application. Board of Directors will discuss in Executive Session.

**MINUTES:** A motion was made by Leslie Dey, seconded by Louis Mahoney and carried to approve the Meeting Minutes of May 26, 2011 as written.

A motion was made by Leslie Dey, seconded by Louis Mahoney and carried to approve the Executive Session Meeting Minutes of May 26, 2011 as written.

**FINANCIAL  
REPORT:**

A motion was made by George Waibel, seconded by Michael He and carried to approve the financials for May 2011 as submitted.

A motion was made by John Monje, seconded by Michael He and carried to approve transfer of \$65,000 from account 3300 Reserve Interest to account 3110 Decks \$40,000 and account 3010 Painting \$25,000.

A motion was made by Louis Mahoney, seconded by John Monje and carried to approve closing the Morgan Stanley account and transfer the \$8051 to the Wells Fargo Operating Account.

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 23, 2011 PAGE TWO OF THREE**

**DELINQUENCIES:** Discussed.

A motion was made by Michael He, seconded by Leslie Dey and carried to write off the following accounts: #020-1, #055-1, and #069-1.

GWPM to check on costs of additional filings for LA and Riverside Counties.

Account #00900-0-020-1 has not kept property in good condition. A motion was made by Louis Mahoney, seconded by George Waibel and carried to approve sending letter and allowing 14 days from receipt of letter to fix garage door or charges will be sent to attorney.

A motion was made by George Waibel, seconded by Leslie Dey and carried to authorize proceeding with a personal money judgment on account #00900-0-027-1.

A motion was made by Louis Mahoney, seconded by Leslie Dey and carried to approve closing account #00900-0-024-1.

**OLD BUSINESS:** Parking issues were discussed. GWPM to draft a letter to have unit numbers: 2855, 2865, 2867, 2913, 2951, 2913 Ballesteros and 12703, 12713, and 12715 Trent Jones Lane – copy to be sent to Board of Directors for Board of Directors approval before mailing.

**NEW BUSINESS:** A motion was made by Louis Mahoney to approve Access Exterminator proposal to fumigate the community. Motion denied for lack of second.

Based on actual service calls compiled by Newport Exterminators from 2006 through half of 2011, the Board of Directors has deferred the approval of fumigating the community until adequate funds are available and the actual tenting is deemed prudent.

The Venturanza Del Verde Board of Directors is not happy with the website. The name is missing, as are minutes for monthly meeting and prior newsletters.

Both George Waibel and Louis Mahoney wanted them updated every month.

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 23, 2011 PAGE THREE OF THREE**

**ADJOURN:** Meeting adjourned at 8:20 p.m.

**ATTEST:** Respectfully submitted by:

---

Alan Potruch, Association Manager

**APPROVED:**

---

Chairperson of the Meeting  
President of the Association

**SECRETARY'S CERTIFICATE**

I, \_\_\_\_\_, 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 June 23, 2011 as approved by the Chairperson and President of the Association.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Secretary