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Eagle Ridge Homeowners Association
Board of Directors Meeting
July 1, 2014
Minutes

Call to Order

David Berns called the meeting to order at 7:00 p.m.

Board Members Present

David Berns President
Marcy Meyer, Treasurer
Michael Ehrlich, Secretary

Board Members Absent

Lance Steaman, Vice President
Andrea Daniels, Member At Large

Others Present

Tony Barbarotto, Ross Morgan and Company, Inc.

Homeowners Forum

There were six homeowners in attendance. Allison Lambert expressed her concern that the trees growing beyond her property in the back are blocking her view and that she purchased the house for the view. David Berns explained that there is no such concept of a view lot in the Eagle Ridge Community. He said that the landscaping company could, however, trim up the trees and thin them out, as long as there was no detriment to the tree itself. Tony affirmed that he would call the landscaping company to get this taken care of.

Diane asked if the board had a plan to deal with the drought. David stated that there was no plan in place as the breadth of dealing with the related issues was enormous. He stated that the board would have to contemplate possible replacements of plants with more drought-tolerant plantings but this will cost thousands of dollars and needs to be done in stages.

Todd Richards had several questions about the landscapers. He wanted to know how often they were in the community, how often they tended the planting on the slopes and asked the board to address the issue some of the grass turning brown in some common areas. He also wanted to confirm that there would be color planting three times a year. David said

that he would contact the landscaper about investigating those areas where the grass was not being watered to see what could be done. With regard to the color planting, David stated that it was dependent on the next fiscal year's budget, which starts in August. David reminded homeowners that the cost of water was supposed to rise by up to 60% and that the minimum wage was also going to rise to \$10/hour come January 2015 and that both of these events would have a severe impact on the budget, both in water bills, which were budgeted this year for \$210,000 and on the vendors we use for painting, slurring, landscaping, etc., due to the rise in minimum wage. David stated that the board had to balance community needs with these rising costs, and trying to keep HOA dues even.

Rick Vigil expressed concern over crime in the area and suggested that the board consider cameras as a means of identifying those who enter the community and commit crimes. Allison Lambert stated that she had assumed, from signs in the community, that there was a security company regularly patrolling and stated that the Board was negative and didn't do anything. David explained that the board has visited this issue with the community on several occasions – the most recent being approximately two years ago - and paid out approximately \$20,000 for plans to be presented to the City of Thousand Oaks to renovate the front entrances in order to prevent multiple entries through the gates and to have a guard on duty 24/7. The City will not approve either arms (similar to those at Verdigris, which is currently in a legal battle as they installed these without the City's permission) or spike strips. It turned out that the cost of the plans, the cost of the renovation and the cost of security would have translated to a special assessment on homeowners and a rise of \$500 to their monthly HOA dues. It was presented to the community and it was voted down. Marcy Meyer stated that the board investigated the possibility of speed bumps but the City has very specific requirements as to width and length of street and number of residents involved in order to qualify for speed bumps and Eagle Ridge did not. David reminded the homeowners present that for those homeowners who believed some action should be taken that might benefit the community, there are just as many who would be opposed.

Diane and Allison expressed their disappointment in trying to find out when the HOA meetings were, since they are not held on a regular basis, e.g., bi-monthly, etc. Diane believed that more homeowners would attend the meetings if the signs were once again posted at the entrances a few days before the meetings were scheduled. David stated that, based on history, even putting out the signs on a regular basis did not translate to an increase in attendance. Diane offered to place the signs herself when notified that a HOA meeting was scheduled to take place. Todd offered to place a sign on his lawn, similar to the signs realtors use that have a box for brochures. He said he could put the flyers in the box as to the date of the next meeting. David thanked both Diane and Todd for their assistance and said the two announcement signs would be delivered to Diane and she would be notified when the next meeting would occur.

Rick and Allison both expressed their desire for new camera equipment to be purchased and installed as a means to discourage those who enter the community without invitation or who damage the gates because they try to slip through after another car. They believed

that, with the camera equipment surveillance, we could identify those people and make them pay for the damage they caused. David agreed that the board would review possibility of getting cameras and would research options.

Approval of Minutes

Mike Ehrlich had some minor changes to the minutes but he had other items he wanted to discuss which he felt were better addressed in Executive Session after the meeting. The Approval of the Minutes was tabled until the next meeting.

Approval of Financials

Marcy reported on the financials as of May 31.

Balance in Operating	64,362.32
Balance in Reserves	345,791.37
Accounts Receivable	<u>28,780.86</u>
Total	438,934.55

Marcy moved to approved the financials, Mike Ehrlich seconded and it was passed unanimously.

No Solicitation Signs

Marcy reported that the two signs to discourage trespassing, soliciting and to enforce the vehicle code have been ordered and should be completed within three weeks. Tony stated that the board would have to meet at the entries to the community to determine where the signs should be installed, once the signs were ready.

Wrought Iron

Tony announced that the wrought iron painting should be completed before the end of July. He stated we were 2.5 months behind as he is still dealing with issues stemming from non-cooperation by some homeowners in the instructions provided, e.g., not to have anything attached to the fence, etc.

Cell Tower

There was nothing new on the cell tower. There has been no further movement and David stated he heard a rumor that Verizon was reconsidering.

Pool Furniture

Tony has purchased three new umbrellas for the pool and while he went to several stores he could not match the existing chairs. He believed that the community can make do with the existing chairs and suggested we purchase new chairs for next summer as part of the pool area renovations.

Lighting

The new fixtures have been installed at both entrances. Marcy and Tony are working on getting quotes to either repair or replace the three capstones on the gate at Hollycrest. Marcy stated that repairing the capstones may be too expensive as it is complicated to repair fiberglass which is what the capstones are made of (fiberglass over foam with a coating of cement on top). She has asked for the quote to include the cost of replacement with cement caps, as well, as this may be cheaper.

Concrete Repairs

David announced that the board would do a walk-thru of the community to look at the sidewalks and make a determination as to how to handle the lifting of the sidewalks. David stated that some of the lifting is caused by homeowner-planted trees and, if so, they will have to pay for any repairs. Tony stated that we need to finish the wrought iron first and then we will combine the slurry of the other side of the community and the concrete repairs.

Brush Clearance

Tony said there was a fine line because if we cut the brush back too much, it would look "dead" and the fire department would insist on its removal and the removal and replanting would cost the community hundreds of thousands of dollars. Tony said he is working with the Fire Department and he believes we will receive our clearance.

Annual Election

Tony announced the annual election to take place in August. Announcements will go out to the community.

Marcy made a motion to adjourn the meeting, Mike seconded and it was passed unanimously and adjourned at 7:50 p.m.