

**EAGLE RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS &
HOMEOWNERS MEETING**

**AGENDA
WEDNESDAY, JULY 8, 2015
NORTH RANCH COMMUNITY CENTER
1400 N. WESTLAKE BLVD.
7:00 P.M.**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
- 3. APPROVAL OF FINANCIALS**
- 4. OLD BUSINESS**
 - A) BRUSH CLEARANCE & LANDSCAPING**
 - B) CONCRETE REPAIRS**
 - C) ENTRANCE CAPSTONE REPAIRS**
 - D) NEWSLETTER**
- 5. NEW BUSINESS**
 - A) RULES & REGULATIONS**
 - B) WEBSITE**
 - C) POOL AND SPA**
 - D) 2015-2016 BUDGET**
- 6. HOMEOWNER FORUM (3 Minutes per Owner)**
- 7. ADJOURNMENT TO EXECUTIVE SESSION**

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

Eagle Ridge Homeowners Association
Board of Directors Meeting
February 27, 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
Andrea Daniels, Member at Large

Board Members Absent

Lance Steaman, Vice President

Others Present:

Tony Barbarotto, Ross Morgan and Company, Inc.

Homeowners Forum

David Berns stated he understood that most of the 17 homeowners in attendance were present to discuss the proposed Verizon cell tower and he asked that they delay their comments until the Board comes to this item in the agenda, at which time, anyone who wants to speak will be heard.

One homeowner was concerned about the maintenance by the landscapers of the Florentine Court hillside. David responded that he will ask Marina Landscaping to clean up the area but Andrea Daniels stated it was a very difficult hillside to plant because it is all bed rock. This homeowner also reported that there have been car break-ins on Florentine Court and Tony Barbarotto announced he is working with the Sheriff's Department on the break-ins, and with the City on the repair of the fencing on Westlake Blvd. The homeowner asked about the cameras at the Eagles Claw entrance and was told by Tony that these cameras had not been in operation for many years due to mold in the guardhouse where the equipment was stored.

The homeowner at 2830 Silk Oak reported that a sprinkler behind the home is broken and another homeowner at 2890 Arbella expressed the same problem. Tony says he will have Marina address these quickly. He told homeowners that he relied on the community to report broken sprinkler heads. Marina will catch them as they work in the areas throughout the community but they may be unaware of a broken sprinkler head in an area where they are not yet working.

Approval of November 2013 Minutes

Mike Ehrlich had some minor changes. Andrea Daniel made a motion to approve the November 2013 minutes with the changes proposed by Mike, seconded by Marcy Meyer and passed unanimously.

Approval of Financials

As of January 31, 2014

Balance in Operating	\$ 120,183.62
Balance in Reserves	488,959.75
Accounts Receivable	27,598.48
Total	\$636,741.85

Tony stated the delinquencies were up to \$75,000 but this remaining amount of \$27,598.48 consists mostly of four homeowners and payment plans are currently being worked out. Andrea Daniels made a motion to approve the financials, Mike Ehrlich seconded and it was approved unanimously.

OLD BUSINESS

Hollycrest Lighting:

Tony announced that the light fixtures were completed that afternoon and he was so notified by the vendor. He will arrange for the electrician to pick them up and install them sometime next week. He explained the delay due to the problem with finding the appropriate sized fixtures.

Fire Road Gate:

David provided background on this project, that at the last HOA meeting, the fire chief had sent a representative to explain to the Board why the gate we installed at the fire road needed to be changed, despite the fact that we consulted with the fire department three

years ago when it was installed as to appropriate size, access, etc. Since then, Tony nor the Board have heard anything from the fire department and so the gates will be left intact.

NEW BUSINESS

Wrought Iron Repairs and Painting

The company that has been painting the wrought iron fencing last time requested that they be able to start painting a little earlier as there was trouble, in summer, with rattle snakes. One homeowner confirmed that the gates were painted every three years and expressed concern that, in her yard, she did not see any prep work being done, that the painters were simply painting. Dave stated he was present when the painters were doing his wrought iron and he saw them prepping the fence before painting. Tony said he would follow up with the painters and ensure that they were appropriately preparing the fences for painting.

Pool Furniture & Landscaping

The Reserve Study calls for new pool furniture and in light of the pool's heat being turned on sometime between April 1 and 10, Tony is investigating the purchase of new chaise lounges and chairs for the pool to coincide with the heat being turned out as the current inventory is dilapidated. Marina is working on a plan for drought-tolerant landscaping around the pool area.

No Soliciting Signs:

The Board reviewed the potential signage designs researched by Tony and it was determined that Marcy would send the agreed upon language to the board, e.g., Private Property, No Trespassing, No Soliciting, and it was agreed that the signs would be posted in the ground at each of the two entrances in cement. If possible, the colors will be a light, off-white ground with dark brown lettering that has a reflective finish. Marcy made a motion that the signage be purchased, seconded by David and passed unanimously.

Eagles Claw Entrance:

Tony explained that many homeowners had asked about possible renovations to the Eagles Claw entrance now that the Hollycrest entrance has experienced such a beautiful overhaul. The Board has tabled his for future discussion.

Cell Tower:

Susan Weininger made a presentation to the Board, including signed petitions, photographs of the sign announcing the notice of hearing and the sign put up by a neighbor at Summit listing reasons why the cell tower should not be installed at this location. Susan asked the

Board to draft an email to the Verizon representative who she says is open to considering other locations for installation of the tower. One alternative would be the Chumash flag pole. Susan announced that the City's representative, Wil Chua, is not available at this time so that the hearing will probably not be held at least until May. She reported the status of the petition as being, for Eagle Ridge, 464 people have signed representing 208 homes, and that, when she included the signatures of the Summit homeowners, it makes a total of 584 people representing 244 homes. She and the Summit neighbor have started a campaign "Take Action Long Ranch" and there will be a website so that Eagle Ridge, Verdigris and Summit can all communicate with each other better. Susan included a copy of the cover letter that was submitted with the petition which points out that the cell tower would reduce home values and increase health risks to the communities. She did say that the City cannot deny the tower to Verizon based on these two concepts, but that the communities can still argue these points. Further, Susan pointed out that the area is very quiet and that the tower will be noisy with a constant buzz, comparing the noise level to a pool's motor. She has found two lawyers who specialize in wireless technology and she has spoken to one who has fought the city of San Francisco (not an HOA). She is speaking with HOAs who have been successful either with their original suit or on appeal, e.g., Dos Vientos successfully appealed and the cost was approximately \$1,200.

David suggested that those concerned be solicited for funds. Susan had asked the Board for community funds to fight this, and Tony will check with the attorney, but the Board didn't believe that it would be allowed to use funds for this purpose.

Susan again asked the Board to send an email to both the Verizon representative, Argineh Mailian, as well as to Wil Chua, at the City of Thousand Oaks asking them to please consider alternative locations.

The meeting was adjourned at 8:17 p.m. by David Berns, seconded by Andrea Daniels and passed unanimously.

Submitted by

Marcy Meyer, Treasurer
Eagle Ridge Homeowners Association