

Meeting was called to order by President SR at 6:31 pm at the Davis Library.

Board Members In Attendance:

S Register (SR)

F Lawrence (FL)

M Hall(MH)

A quorum was present.

Other Attendees:

Robyn Gschwend (RG) – 4Sight Management

MINUTES:

- Minutes from the July 19, 2016 meeting were distributed and reviewed. MH made a motion to approve the minutes. FL seconded; and the motion passed. Minutes will be sent to SC by FL to post on the website.

FINANCIAL:

- Financial reports through August 31, 2016 were distributed by Robyn Gschwend from 4Sight. Board members discussed the reports and approved.
- Financial reports will be filed and posted on the website.

BUSINESS:

Unfinished Business:

- SR reported that a solar light had been installed at the Mulchins' entrance for a test period. Members were encouraged to look at the light after dark and respond.
- SC and SR have reviewed the changes being made to our *Go Daddy* host account. Forms have been completed, and it will take *Go Daddy* at least two weeks to accomplish the changeover. A two-year contract has been signed.
- Contract with Thousand Oaks Landscaping for 2017 was approved with no increase in cost.
- AV sent the final newsletter to Board members and 4Sight this week. It will be emailed to homeowners and posted on the website.
- Plans for the annual community picnic to be held on September 17 at the greenbelt area were finalized.

New Business:

- RG distributed a draft of the 2017 budget for consideration. She will email copies to Board members, and discussion will be held at the next meeting.
- Approved payment to Thousand Oaks Landscaping for Invoice #15675 for \$113.24 for repair of a broken line at the controller at Station 4.
- The next Board meeting will be held on November 9, 2016 at the Davis Library. SR will reserve the meeting room.

There were no announcements.

Adjourned at: 7:15 pm.

EXECUTIVE SESSION

Called to order at 7:16 pm.

- Delinquent accounts were discussed.
- A homeowner (#45) who failed to meet the requirements of an agreed-upon settlement offer has still not responded to correspondence. 4Sight was directed to send a certified letter giving the owner 30 days from date of letter to respond or face collection activity.
- No communication has been received by the homeowner (#10) who was sent a second settlement letter with a one-week deadline. A motion was made and seconded to proceed with a forced mowing and with foreclosure. Homeowner will be notified by 4Sight.
- A forced mowing will be conducted on Account #54.
- Meeting adjourned at 7:50.

ADDITIONAL ACTION ITEMS

The Board approved four actions via email vote subsequent to the September 6, 2016 meeting:

- Approved request by homeowner at 4542 Aspen Glen to replace roof using “Weathered Wood”.
- Approved homeowner’s request to temporarily modify payment schedule in his settlement offer.
- Approved reimbursement to SR for purchase of solar lights and equipment for the Mulchins’ entrance.
- Approved payment for Thousand Oaks Estimate #15606 for \$152 for repairs to controllers.