

Singing Springs Village HOA
Board of Directors' Meeting Minutes
Saturday, Sept 16th 2023
General Session

Board members present:

David Landa, Michael Robertson, Jackie Potter, Anne Yanagihara, Carl White

Community members present: Jill #81, Nancy Tillie #6 (by phone), Marina #83(by phone)

Called to order at 10:00 am

Open Forum:

- Jacuzzi light was out, sal has handled it.

Approval of August, 2023 Minutes and supplemental board meeting:

Michael motions to approve both, Carl seconds, unanimous approval

Treasurer's Report:

- August net income of -\$4,563 and YTD net income \$6,631. Last year we were negative \$10,563 YTD as of 05/31/22. (Delta of +\$24,745)
- Income tax expense was higher this month but YTD is balanced
 - Arnie uses an amortized method to budget which throws off the expense
- Payroll cycle timing caused wages to be overbudget
- Pool maintenance is under budget YTD
 - As of August, we will be caught up on payments for pool maintenance due to the change in admin/billing system at Dolphin
- Harrison Trash raised fees over the last few months, \$1,600 over budget YTD
- Water expense is -\$10,972 against YTD budget!

*We will get the broken down statements for trash

*We will balance the utility budget to include summer rates in next year's budget

*We need to follow up with the laundry commission to see payments.

Property Report:

- Andres is getting an MRI and may be out for surgery. We are reprioritizing our maintenance
- They have been addressing the rails and a few other low-impact items
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Landscaping:

- Regular Maintenance
- Building D re-landscaped
- Addressing termite and wood rot damage in the Crows Nest/Tower
 - We need to get paint/bondo to complete the project

Old Business:

- Patio and Walkway Inspections(certification due by Dec. 31, 2024)
 - We have reached out to another company for a bid.
 - We are waiting for the right weather conditions and timing to get this started
 - We will lean on Ross Morgan to manage this
- Unit A Status
 - Ballots out, answering calls/emails
 - We will notify homeowners of the DEADLINE
- Water Leak system
 - It is still up to each owner to purchase these but we strongly suggest them.
 - Many units have had success with catching leaks.
- Bike room clean-up has began
 - We will send a final reminder and then we will clean the room up
- Light fixture replacement

Anne motions to replace 2 more light fixtures for up \$400, Jackie seconds, unanimously approved

- Painting
 - Trim and Painting- \$29,000, wood rot repairs- \$10,000, rod iron rails- \$42,000

Michael motions to approve the \$81,000 to be allocated as needed for all three projects, Carl seconds, unanimous approval

- Upper parking level surface repairs
 - Schedule: 14th 15th and 21st 22nd of October
 - \$6,000 for labor, Materials \$40,000

Jackie motions to allocate \$50,000 to resurface the upper parking lot, Michael seconds, unanimous approval

- Bike cage project will be in motion
- Key card audit is in motion
 - Please send us your key card #
- Chimney Cleaning
 - Kellie will take on the project of how many chimneys we have and start addressing them
 - Ojai chimney sweep
- Motorcycle Parking
 - State mandated size: 4.5x 7 ft
 - our motorcyclists park more efficiently so we will not paint lines
- ALL CONTINGENCIES HAVE BEEN REMOVED FROM ROSS MORGAN APPROVAL
 - Starting 11/1 for 1 year term

New Business:

- Painting and stucco work will begin starting

NEXT MEETING Oct 14th 2023

****lock your car doors**

No executive session was held

Michael motions to Adjourn, Carl seconds, unanimous approval

Adjourned at 11:20am
Respectfully Submitted,
Jackie Potter