

DOS VIENTOS RANCH
COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
February 23, 2023
MINUTES

CALL TO ORDER

A quorum was established and the meeting was called to order at 7:15 p.m. by Board President Louis Goldsman.

BOARD MEMBERS PRESENT

Louis Goldsman
Mike Mazza
Jim Mansour
Keith Wintermute
Roslyn Stewart

OTHERS PRESENT

Angeline Elmasian, Association Manager, The Emmons Company
Heather Vaughn, Recording Secretary, The Emmons Company

HOMEOWNER CONCERNS

No homeowners present or comments presented.

MINUTES

MOTION: A motion was made by Roslyn Stewart to approve the January 26, 2023 minutes as presented. The motion was seconded by Jim Mansour and it carried unanimously.

TREASURER'S REPORT

The financial report for January 2023 were presented by Angeline Elmasian. As of January 31, 2023 the total cash on hand was \$514,197.43 **MOTION:** A motion was made by Louis Goldsman to accept the financials as presented. Jim Mansour seconded the motion and it carried unanimously.

Investment Update – Jim Mansour let the Board know that the \$250k that was moved to the 11-month CD from US Bank is not accounted for on the financials as the bank has not provided the statements for that account as of yet. Once the Board has that statement it will be provided to The Emmons Company, and it will be added to the financials.

The board would like Angeline from The Emmons Company to have accounting provide a year-to-date cash report.

MANAGEMENT REPORT

Angeline Elmasian presented the management report.

PROPOSALS

Tree Removal/Tree Trimming Proposal – Proposals from Four Seasons were presented and discussed in the amounts of \$11,9500.00 for the tree removal and \$1350.00 for the trimming of trees throughout the park area and the park area slope. **MOTION:** Keith Wintermute made a motion to approve the proposals as presented. Louis Goldsman seconded the motion and it carried unanimously.

Corner Monument Clean Up – A proposal from Four Seasons was presented and discussed for the Borchard
THE EMMONS COMPANY * P.O. Box 5098 * THOUSAND OAKS, CA 91359 (805) 413-1170 * Fax (805) 413-1190

and Via Ricardo monument clean up in the amount of \$2160.00. **MOTION:** Keith Wintermute made a motion to accept the proposal as presented. Jim Mansour seconded the motion and it carried unanimously.

V Ditch Clearance – Correspondence and an estimate from COSCA and Dan Blumel at Four Seasons were presented and discussed for the v-ditch clearing behind 5593 Via Mira Flores. The Board discussed the matter and have determined that the v-ditch is the homeowner's responsibility to have cleared and maintained.

COMMITTEE REPORTS & ISSUES

Landscape
Architectural

UNFINISHED BUSINESS

Insurance Claim – Pending – Angeline Elamsian from The Emmons Company gave an update, once more information is obtained it will be provided to the Board and discussed at the next meeting.

Rancho Potrero Equestrian Center Lighting – No further correspondence provided.

Water Restrictions (Ongoing) – The Board discussed the ongoing water restrictions. No further action at this time.

Attorney Proposals – Proposals from Ciceron Law, Tinnelly Law Group, Adams Stirling Professional Law Corporation were provided and discussed. The Board would like Angeline Elmasian to reach out to Powerstone Property Owners for references on these three attorneys and add Jeff Beaumont to the spreadsheet. These proposals will be tabled until the next meeting.

Monument / Landscape Redesign – The Board discussed the landscape redesign, no further action at this time.

NEXT MEETING

The next meeting is scheduled for March 30, 2023 held via zoom video teleconference.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:23p.m.

Respectfully submitted,
Heather Vaughn
Recording Secretary