SIGNAL HILL VILLAS

SHV Board of Directors Meeting Agenda - Updated
June 16, 2026
16 Signal Hill Lane, 7:00 pm – 8:00 pm

1. **Call to Order -** meeting was called to order at 6:57 pm.

2. **Attendance & Quorum -** all board members were in attendance and a quorum was declared.

3. **Approval of the Agenda/Any Additional Items -** Moved by James Neale, seconded by Ruth Holland-Richardson to approve the agenda as circulated and to add East fence discussion as an additional item. Aproved.

4. **Approval of Minutes November 10, 2025 -** Minutes of the November 10, 2025 Board meeting were approved as circulated - moved by Terry Chelich, seconded by James Neale.

5. **Update on Finance -** Currently there is $127,197.35 in the Reserve Fund and $20,534.63 in the Operating Account.

6. **Acceptance of Electronic Votes:**

6.1 Moved to reinvest $100,000 in Reserve Fund to GIC – August 21, 2025
6.2 Moved to pay invoice of $10,500 to Maximum Tree Care – September 22, 2025
6.3 Moved to pay Ruth $23.09 for Go Daddy Domain Renewal – September 26, 2025
6.4 Moved to pay Terry $48.79 for computer paper and toner cartridge – September 30, 2025
6.5 Moved to pay lawyer fee $233.94 – November 3, 2025
6.6 Renovation form from Unit 20 owner approved – October 21, 2025
6.7 Moved to pay legal fees of $2,479.58 – October 21, 2025
6.8 Accountant/ Reserve Fund planner approved moving funds around to pay for patio decks – October 21, 2025
6.9 Moved to pay Terry $64.14 to shred old documents – January 2, 2026
6.10 Moved to pay Normac $700 for insurance renewal authorization – January 9, 2026
6.11 Approval of pet application from Unit 18 – January 23, 2026
6.12 Special resolution to parking in lane passed and bylaws changed – February 4, 2026
6.13 Moved to pay Always Affordable $147.00 to fix shed garage door - $147.00
6.13 Moved to accept revised Reserve Fund Report by Westview Consulting – March 3, 2026
6.14 Moved to pay UPS deliver to lawyer of $15.91 – March 7, 2026
6.15 Moved to pay Ruth $124.73 for hard drive – March 24, 2026
6.16 Moved to pay ATS $384.66 for new traffic signs – April 11, 2026
6.17 Moved to approve Unit 8 owners to plant two trees at rear of unit – April 13, 2026
6.18 Moved to accept initial quote of $82, 320 to repair A Unit rear patio decks – April 16, 2026
6.19 Moved to accept increasing recycling collection to twice/week for extra cost of $76.21/month – April 22, 2026
6.20 Moved to accept revised Powerhause contract – April 27, 2026
6.21 Moved to accept new insurance contract – May 12, 2026
6.22 Moved to pay final invoice of $114,712.50 to replace A Unit rear patio decks – May 14, 2026
6.23 Moved to reimburse Terry $153.69 for plants – May 16, 2026
6.24 Moved to pay RC Renovations and Concrete $9,870 for irrigation – May 20, 2026
6.25 Moved to pay Terry $105.91 for flowers – May 21, 2026
6.26 Moved to pay RC Renos $1,470 for irrigation – May 25, 2026
6.27 Moved to pay SOS Handyman $2, 310 to replace garage shed door and hang new traffic signs – June 5, 2026

6.28 Moved that owners at Unit 2630 can install "steps" and grade the slope at the side of their unit – June 6, 2026
6.29 Moved to accept renovation form from new owners at Unit 12 – June 8, 2026
6.30 Moved to pay Bristol Window Cleaning $2,031.75 – June 11, 2026
6.31 Moved to reimburse Hugh Powell $210 to repair garage door – June 12, 2026

Moved by Ruth Holland-Richardson, Seconded by Terry Chelich to accept listed electronic votes as submitted. Approved.

7. Old Business

7.1 Update on barrier wall - Ruth reported he city contracted company has placed noise measurement equipment behind unit 16. Due to the rain, they will be leaving it for 3 days instead of the usual 24 hours, as the equipment is very sensitive and will measure the rain noise. It will take approximately 1 month for analysis of the noise levels to be reported to the City. Even if we don't currently qualify for the noise barrier, the information will be kept on file for 3 years and we can request a new measurement
7.2 Vole fence - Terry reported that the vole fence is postponed for this year.
7.3 Dead grass along back of A and C units - this item is also postponed and hopefully can be addressed next year.

8. New Business

8.1 Rain barrels - a few owners have installed rain barrels in light of the City's new rules about watering. 8.2 Updated pet policy - Ruth reported that the policy has been updated and loaded onto the website.
8.3 Unit 2630 for pet - Terry provided the pet application for Unit 2630 for an indoor cat. Moved by Terry Chelich, seconded by Ruth Holland-Richardson that the application be accepted as provided. Passed.
8.4 Downspouts over C Unit entrance - Terry has advised the contractor to postpone the C unit downspout installed until October due to cash flow issues.
8.5 Total cost of A unit rear patio decks, including irrigation 8.6 Unit 6 and advice from lawyer - A unit rear patios came in at $114,744.50 and fixing the irrigation was $11,340.00. Irrigation costs were taken out of Operating and patio decks were taken out of the Reserve Fund.
8.6 Terry took advise from our lawyer about what to do about Unit 6. The lawyer advised that the water be turned off but that the Board can do nothing else. The unit was broken into and some expensive jewelery was stolen. In addition, if condo fees are not paid after 3 months, then a lien will have to be placed on the property.
8.7 East fence - Ruth noted that it appeared that some of the panels on the east fence might be pulling away from the posts. She will contact SOS Handyman to get a quote to repair it and report back to the board.
8.8 Unit 10 driveway - David at Powerhouse was able to arrange to have the lip ground down so no one tripped on it.

9.0 Adjournment - There being no further business, the meeting was adjourned at 7:33 pm.