

**LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS
DECEMBER 8, 2025 AT 10:00 AM
COMMUNITY CENTER - ASSEMBLY ROOM
MINUTES**

Board Members Present: President, Tom Frutchey, Vice President, Marlynn Block, Treasure, Ruth Stubba, Secretary, Jim Murchie, and Director at Large, John Nickols.

General Manager: Christi Moore

1. Call to Order

President Frutchey called the meeting to order at 10:01 AM

2. Emergency Instructions

Director Nickols shared the Emergency Instructions.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Director Murchie.

4. Approval of Minutes

Action: Motion by Director Nickols and seconded by Director Stubba to approve the Regular Board Meeting Minutes of November 10, 2025.

Vote: Passed unanimously

5. Consent Calendar

a. Receive and File Committee Monthly Minutes and Reports of: Architectural, Building and Grounds, Education and Recreation, and Finance.

b. Recommendation of Education & Recreation to change the name from "Writers Club" to "Story Writers"

Action: Motion by Director Nickols and seconded by Director Block to approve the Consent Calendar as presented.

Vote: Passed unanimously

6. Action Items

a. Unfinished Business

1) Approval of Updated Finance Committee Charter

Action: Motion by Director Stubba and seconded by Director Nickols to adopt the Proposed Updated Charter of the Finance Committee.

Vote: Passed unanimously

b. New Business

1) Approval of Election Rules and Nominating Committee Charter

Action: Motion by Director Nickols and seconded by Director Block to: 1. Notify owners of the Board's intent to modify the Election and voting Rules, and send the proposed changes to the membership for the 28 day review. 2. Rename the Nominating Committee to the Election Committee and update the current Charter.

Vote: The motion passed by a vote of 3-0-1. Director Stubba abstained.

Action: Motion by Director Murchie and seconded by Director Nickols to approve 3. Appoint Marlynn Block as Chair of the new Election Committee and direct the Chair to bring back to the Board a roster of Committee members for appointment.

Vote: The motion passed by a vote of 3-0-1. Director Stubba abstained.

2) Grant Application for Turf Replacement

Action: The Board discussed the process of the application.

7. Discussion Items

None.

8. Summary of Executive Session(s) Held Since the Last Meeting

November 10, 2025 - Discuss Two Legal Matters, One Personnel Matter and Four Homeowner Matters

9. Next Regular Meeting

Scheduled for Monday, January 12, 2025, at 10:00 AM in the Assembly Room at Recreation Center- Assembly Room.

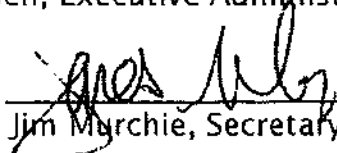
10. Adjournment

President Frutchey Adjourned the meeting at 11:56 AM.

Prepared by:

Irene Berumen, Executive Administrative Assistant

APPROVED:


Jim Murchie, Secretary

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING OF THE BOARD OF DIRECTORS
RECREATION CENTER ASSEMBLY ROOM
MONDAY, JANUARY 6, 2025

MINUTES

An Open Board Meeting of the Board of Directors of Leisure Village Association, Inc., a California Corporation, was held in the Assembly Room at 12000 Leisure Village Drive, Camarillo, California, on January 6, 2025.

CALL TO ORDER

The meeting was called to order by President Chuck Kiskaden at 10:00 a.m.

EMERGENCY INSTRUCTIONS

Directors Chuck Kiskaden shared the Emergency Instructions.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Christi Moore, General Manager.

ROLL CALL

Directors Chuck Kiskaden, Marlynn Block, Ruth Stubba, Richard Loomis and James Murchie were present. Also present were Christi Moore, General Manager; and Jolie Newton, Executive Assistant.

APPROVAL OF MEETING MINUTES

On motion of Director Stubba and seconded by Director Loomis, the Board unanimously approved the minutes of December 2, 2024.

SUMMARY OF EXECUTIVE SESSION

Chair Kiskaden reported on December 2, 2024, the Board of Directors discussed one homeowner appeal to a violation, one homeowner matter, three contractual agreements, one legal matter and one Board matter.

CHAIR'S COMMENTS

Chair Chuck Kiskaden made several comments.

BOARD MEMBER COMMENTS

All Board members made several comments.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
JANUARY 6, 2025
PAGE TWO

GENERAL MANAGER'S COMMENTS

General Manager Christi Moore shared updates with the Board regarding current matters.

ADVISORY COMMITTEE REPORTS

Reports were given by the Architectural, Buildings and Grounds, Communications, Education and Recreation, Finance, Long-Range Planning and Research, Nominating, Residential Landscape, and Water Committees.

HOMEOWNER/RESIDENT COMMENTS

Several homeowners made comments.

RECESS

The Board of Directors took a short recess at 10:53 a.m. and reconvened at 11:03 a.m.

ACTION ITEMS - CONSENT CALENDAR

- 1) Review and file Committee Minutes of: Architectural of 11/01/24, Buildings and Grounds of 12/05/24, Communications of 10/15/24 and 11/12/24, Education and Recreation of 11/21/24, Finance of 11/20/24, Long-Range Planning and Research of 11/11/24. The Board tabled the Water Committee Minutes of 11/11/24.
- 2) Approval of Volunteers: Marian Fiosi, Ted Franks - Buildings and Grounds
- 3) Acceptance of Volunteer Resignations: Ceilia Rizzo - Buildings & Grounds; Kelly Nelson - Communications Committee; Sue Hongsermeir, Georgette Kinsey - Education and Recreation (Travel Subcommittee); Robert Hartman - Water Committee
- 4) Treasurer's Report- Director Murchie presented the Treasurer's report.

The Board accepted the Consent Calendar items as stated above.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
JANUARY 6, 2025
PAGE THREE

UNFINISHED BUSINESS

On a motion of Director Loomis, and seconded by Director Stubba, the Board unanimously approved the Revisions to the Recreation Center Rules and Regulations.

On a motion of Director Loomis, and seconded by Director Block, it was consensus of the Board to approve the New Surveillance Camera Policy.

The Board tabled discussion of donation funds for the Administration office.

NEW BUSINESS

On a motion of Director Stubba and seconded by Director Block, it was a consensus of the Board to ratify the Executive Committee Hearing Minutes of October 28, 2024.

The Board tabled ratifying the Executive Committee Hearing Minutes of November 18, 2024.

On motion of Director Block and seconded by Director Murchie, it was a consensus of the Board to release the Proposed Nominating Committee Charter Revisions for the review comment period.

On a motion of Director Stubba and seconded by Director Block, it was the consensus of the Board to approve of the Donation for a Memorial Bench in the amount of \$1,500.

On motion of Director Block and seconded by Director Loomis, it was the consensus of the Board to approve of the Lien for Parcel # 169-0-230-535 in the amount of \$3,162.86.

On motion of Director Stubba and seconded by Director Block, it was the consensus of the Board to approve of the Lien for Parcel #169- 0-220-515 in the amount of \$4,680.99.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
JANUARY 6, 2025
PAGE FOUR

On a motion of Director Block and seconded by Director Loomis, it was the consensus of the Board to release the Proposed Architectural Guidelines and LVA Approved Schedule of Colors Revisions for the review comment period.

On a motion of Director Stubba and seconded by Director Block, it was a consensus of the Board to approve of the Education and Recreation Committee recommendation to establish a " Tai Chi Beginners II Class."

The Open Board Meeting was adjourned at 11:18 a.m.

Submitted by: Jolie Newton, Executive Assistant

APPROVED: _____
Ruth Stubba, Secretary

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING OF THE BOARD OF DIRECTORS
RECREATION CENTER ASSEMBLY ROOM
MONDAY, FEBRUARY 3, 2025
MINUTES

An Open Board Meeting of the Board of Directors of Leisure Village Association, Inc., a California Corporation, was held in the Assembly Room at 12000 Leisure Village Drive, Camarillo, California, on February 3, 2025.

CALL TO ORDER

The meeting was called to order by President Chuck Kiskaden at 10:00 a.m.

EMERGENCY INSTRUCTIONS

Directors Chuck Kiskaden shared the Emergency Instructions.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Christi Moore, General Manager.

ROLL CALL

Directors Chuck Kiskaden, Marlynn Block, Ruth Stubba, Richard Loomis and James Murchie were present. Also present were Christi Moore, General Manager; and Jolie Newton, Executive Assistant.

APPROVAL OF MEETING MINUTES

On motion of Director Block and seconded by Director Stubba, the Board unanimously approved the minutes of January 6, 2025.

SUMMARY OF EXECUTIVE SESSION

Chair Kiskaden reported on January 6, 2025, the Board of Directors discussed three homeowner appeals, three homeowner violations, one contractual agreement, and two Board matters. On January 28, 2025 the Board of Directors held an Emergency Executive Session to discuss the Reserve Study contractual agreement.

CHAIR'S COMMENTS

Chair Chuck Kiskaden made several comments.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
FEBRUARY 3, 2025
PAGE TWO

BOARD MEMBER COMMENTS

All Board members made several comments.

GENERAL MANAGER'S COMMENTS

General Manager Christi Moore shared updates with the Board regarding current matters.

ADVISORY COMMITTEE REPORTS

Reports were given by the Architectural, Buildings and Grounds, Communications, Education and Recreation, Finance, Long-Range Planning and Research, Nominating, Residential Landscape, Water and Welcome Committees.

HOMEOWNER/RESIDENT COMMENTS

Several homeowners made comments.

RECESS

The Board of Directors took a short recess at 11:00 a.m. and reconvened at 11:10 a.m.

ACTION ITEMS – CONSENT CALENDAR

- 1) Review and file Committee Minutes of: Architectural of 12/06/24, Buildings and Grounds of 12/05/24, Communications of 12/10/24, Finance of 12/18/24, Long Range Planning and Research of 12/9/24 and Water minutes of 11/11/24.
- 2) Approval of Volunteers: Jan Bender – Communications; David Butler, Doug Nelson, Larry Swartz, Pamela Troumbly – Long Range Planning and Research.
- 3) Acceptance of Volunteer Resignations: Tony Ardito – Buildings & Grounds; Robert Hartman – Long Range Planning and Research; Sandra Guttman – Welcome Committee.
- 4) Treasurer's Report– Director Murchie presented the Treasurer's report.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
FEBRUARY 3, 2025
PAGE THREE

The Board accepted the Consent Calendar items as stated above.

UNFINISHED BUSINESS

Approval of Revisions to Nominating Committee Charter was tabled until next month. The Comment Period is not complete.

Approval of the Proposed revisions to the Architectural Guidelines and Schedule of Colors was tabled until next month. The comment Period is not complete.

NEW BUSINESS

The Board tabled ratifying the Executive Committee Meeting Minutes of 11/18/24 and 12/16/24.

On a motion of Director Block and seconded by Director Loomis the Board unanimously approved the Donation from Inside Leisure Village in the amount of \$337.82 for HDMI splitters for LVTV.

On motion of Director Loomis and seconded by Director Murchie the Board unanimously approved to write-off multiple bad debts totaling \$845.13.

On the motion of Director Murchie and seconded by Director Loomis the Board unanimously approved to move forward with the proposal with J&H Engineering not to exceed \$87,000.

It was consensus of the Board to table the approval of a new CPA firm Levy, Erlanger & Company until the next Board meeting to allow time to research the proposal for tax fees.

The chair announced a change in order of the agenda.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
FEBRUARY 3, 2025
PAGE FOUR

On the motion of Director Block and seconded by Director Stubba the Board unanimously approved the resignation from Carol Dietz as Chair of the Water Committee.

On the motion Director Block and seconded by Director Murchie the Board unanimously approved to disband the Water Committee.

On the motion of Director Block and seconded by Director Loomis the Board made a motion to approve the 2025–2026 Budget as presented to the homeowners at the Town Hall Meeting, with an amendment presented by Director Loomis.

Director Loomis moved to amend the 2025–2026 Budget with the following amendment:

1. Reduce the scope of the Paint Project by 50% and the savings from that project will be moved to fund reserves.
2. Move the funds allotted for the CLP Contract to reflect a decrease from 44 employees to 42 employees with the savings to fund reserves.
3. Increase the assessment from 14% to 18% using the additional 4% to fund reserves.

Director Murchie seconded the amendment and the Board unanimously voted to approve the amendment.

On the motion of Director Murchie and seconded by Director Stubba the Board unanimously voted to adopt the Budget for the Fiscal Year 2025–2026.

The Open Board Meeting was adjourned at 11:29 a.m.
Submitted by: Christi Moore, General Manager

APPROVED: _____
Ruth Stubba, Secretary

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING OF THE BOARD OF DIRECTORS
RECREATION CENTER ASSEMBLY ROOM
MONDAY, MARCH 4, 2024
MINUTES

An Open Board Meeting of the Board of Directors of Leisure Village Association, Inc., a California Corporation, was held in the Assembly Room at 12000 Leisure Village Drive, Camarillo, California, on March 4, 2024.

CALL TO ORDER

The meeting was called to order by President Richard Loomis at 10:04 AM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Christi Moore, General Manager.

ROLL CALL

Directors Richard Loomis, Marlynn Block and James Murchie were present. Also present were Christi Moore, General Manager; and Jolie Newton, Interim Executive Assistant. Director Stubba and Director Ruiz had an excused absence.

APPROVAL OF MEETING MINUTES

On the motion of Director Block and seconded by Director Murchie, the Board approved the Open Board Minutes of February 5, 2024 as corrected.

SUMMARY OF EXECUTIVE SESSION

Director Loomis reported an Executive Session had been held on February 5, 2024 to hear one homeowner complaint and one homeowner appeal to a citation.

CHAIR'S COMMENTS – Director Richard Loomis made several comments.

BOARD MEMBER COMMENTS – All present Board members made comments.

LEISURE VILLAGE ASSOCIATION

OPEN BOARD MEETING

March 4, 2024

Page Two

GENERAL MANAGER'S COMMENTS

The General Manager brought the Board up to date on current issues.

ADVISORY COMMITTEE REPORTS

There were Committee Reports given by the Architectural, Buildings & Grounds, Education and Recreation, Finance, Research and Advisory, Residential Landscape, and Water Committees.

HOMEOWNER/RESIDENT COMMENTS - Several homeowners made comments.

ACTION ITEMS - CONSENT CALENDAR

It was the consensus of the Board to accept the following Consent Calendar items:

1) Review and file minutes of: Architectural Committee of 1/05/24, Buildings and Grounds Committee of 1/04/24, Communications Committee 1/09/24, Education and Recreation Committee of 1/18/24, Finance Committee of 1/24/24, Research and Advisory Committee of 1/08/24, Water Committee of 1/08/24.

2) Approval of Volunteers: None

3) Acceptance of Resignations: None

4) Treasurer's Report - Director Murchie gave the Treasurer's Report.

UNFINISHED BUSINESS

On a motion of Director Block and seconded by Director Murchie, the Board unanimously approved the Revised Fee Schedule: R.V. Lot. to include a one-time \$40 administration fee to park in the R.V. lot.

The Board tabled approval of the New Rule for Garage Door Usage as the comment review period is not complete.

LEISURE VILLAGE ASSOCIATION

OPEN BOARD MEETING

March 4, 2024

Page Three

The Board tabled approval of the Revision to Architectural Guidelines as the comment review period is not complete.

The Board tabled approval of the Revised Fee Schedule: Miscellaneous Fees regarding dumpsters and portable toilets as the comment review period is not complete.

NEW BUSINESS

On a motion of Director Murchie and seconded by Director Block, the Board unanimously ratified the Executive Committee Hearing Meeting Minutes of February 26, 2024.

On a motion of Director Block and seconded by Director Murchie, the Board unanimously approved the Donation of David Myerson and placement of a "Memorial Bench" in honor of Helen and Mel Myerson in the amount of \$1,500.

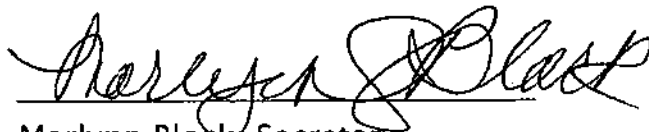
On a motion of Director Murchie and seconded by Director Block, the Board unanimously approved the Replacement of three pieces of Fitness Center Equipment from Reserves.

The Board discussed the concrete contract. On a motion from Director Murchie and seconded by Director Block, the Board unanimously directed General Manager Christi Moore to re-send the concrete contract out for bid due to increasing costs from the contractor.

The Open Board Meeting was Adjourned at 11:40 AM.

Submitted by: Jolie Newton, Interim Executive Assistant

APPROVED:



Marlynn Block, Secretary

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING OF THE BOARD OF DIRECTORS
RECREATION CENTER ASSEMBLY ROOM
MONDAY, APRIL 7, 2025
MINUTES

An Open Board Meeting of the Board of Directors of Leisure Village Association, Inc., a California Corporation, was held in the Assembly Room at 12000 Leisure Village Drive, Camarillo, California, on April 7, 2025.

CALL TO ORDER

The meeting was called to order by President Chuck Kiskaden at 10:00 a.m.

EMERGENCY INSTRUCTIONS

Director Chuck Kiskaden shared the Emergency Instructions.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chuck Kiskaden, President.

ROLL CALL

Directors Chuck Kiskaden, Marlynn Block, Ruth Stubba, Richard Loomis and James Murchie were present. Also present was Christi Moore, General Manager.

2025 CANDIDATE INTRODUCTION

Vice President, Director Block introduced the 2025 candidates: Bob Bueling, Tom Frutchey, Robert Kulick (Not present), Jim Murchie, John Nickols, and Beverly Vandermeulen.

APPROVAL OF MEETING MINUTES

On the motion of Director Stubba and seconded by Director Loomis, the Board unanimously approved the minutes of March 3, 2025.

SUMMARY OF EXECUTIVE SESSION

Chair Kiskaden reported on March 3, 2025, the Board of Directors discussed one contractual agreement and three homeowner financial obligations.

CHAIR'S COMMENTS

Chair Chuck Kiskaden made several comments.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
APRIL 7, 2025
PAGE TWO

BOARD MEMBER COMMENTS

All Board members made several comments.

GENERAL MANAGER'S COMMENTS

General Manager Christi Moore shared updates with the Board regarding current matters.

ADVISORY COMMITTEE REPORTS

Reports were given by the Architectural, Buildings and Grounds, Education and Recreation, Finance, Long-Range Planning, and Residential Landscape Committees.

HOMEOWNER/RESIDENT COMMENTS

Several homeowners made comments.

RECESS

The Board of Directors took a short recess at 11:13 a.m. and reconvened at 11:25 a.m.

ACTION ITEMS – CONSENT CALENDAR

- 1) Review and file Committee Minutes of: Architectural of 02/07/25, Buildings and Grounds of 02/06/25, Education and Recreation of 02/20/25, Finance of 02/26/25.
- 2) Approval of Volunteers: Architectural – Sherri Rangel, Sub Committee Travel – Jenny Card and Sheila Sibley, Welcome Committee – Julie Kuehnel
- 3) Acceptance of Volunteer Resignations: Ed & Rec – Almira Fontes, Travel – Susan Rockwell
- 4) Treasurer's Report– Director Murchie presented the Treasurer's report.

The Board accepted the Consent Calendar items as stated above.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
APRIL 7, 2025
PAGE THREE

UNFINISHED BUSINESS

On a motion of Director Loomis and seconded by Director Block the revisions to the Board Handbook were approved to be sent for review regarding Board Members Holding Committee Chair Positions.

NEW BUSINESS

On the motion of Director Block and seconded by Director Loomis, the board approved the Proposal Agreement from Omnis Consulting Services for the 2025-2026 Street Rehabilitation Project.


On the motion of Director Loomis and seconded by Director Block, the Board unanimously accepted the Resignation of Ruth Stubba as the Communications Committee.

On the motion of Director Loomis and seconded by Director Stubba, four out of five board members approved the replacement of the Communication Committee Chair to Helene Sollett.

On the motion of Director Block and seconded by Director Loomis, the Board unanimously accepted the Appointment of Inspector of Election, Tabulating Committee & Parliamentarian for the 2025 Annual Meeting.

The Open Board Meeting was adjourned at 12:01pm

Submitted by: Irene Berumen, Executive Admin. Asst.

APPROVED: 
Ruth Stubba, Secretary

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING OF THE BOARD OF DIRECTORS
RECREATION CENTER ASSEMBLY ROOM
MONDAY, MAY 5, 2025
MINUTES

An Open Board Meeting of the Board of Directors of Leisure Village Association, Inc., a California Corporation, was held in the Assembly Room at 12000 Leisure Village Drive, Camarillo, California, on May 5, 2025.

CALL TO ORDER

The meeting was called to order by President Chuck Kiskaden at 10:00 a.m.

EMERGENCY INSTRUCTIONS

Director Chuck Kiskaden shared the Emergency Instructions.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Christi Moore, General Manager.

ROLL CALL

Directors Chuck Kiskaden, Marlynn Block, Ruth Stubba, Richard Loomis and James Murchie were present. Also present was Christi Moore, General Manager.

APPROVAL OF MEETING MINUTES

On the motion of Director Block and seconded by Director Loomis, the Board unanimously approved the minutes of April 7, 2025.

SUMMARY OF EXECUTIVE SESSION

Chair Kiskaden reported on April 7, 2025, the Board of Directors Discussed a Homeowner Issue, Two Legal Matters, a Homeowner Financial Obligation, Three Architectural Denials and One Homeowner Violation.

CORRECTION TO AGENDA

Chair Kiskaden stated that Claudia Balke is Resigning from the Buildings and Grounds Committee but not Resigning from the Residential Landscape Committee Chair.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
MAY 5, 2025
PAGE TWO

CHAIR'S COMMENTS

Chair Chuck Kiskaden made several comments.

BOARD MEMBER COMMENTS

All Board members made several comments.

GENERAL MANAGER'S COMMENTS

General Manager Christi Moore shared updates with the Board regarding current matters.

ADVISORY COMMITTEE REPORTS

Reports were given by the Architectural, Buildings and Grounds, Communications, Education and Recreation, Finance, Long-Range Planning, and Residential Landscape Committees.

HOMEOWNER/RESIDENT COMMENTS

Several homeowners made comments.

ACTION ITEMS – CONSENT CALENDAR

- 1) Review and file Committee Minutes of: Architectural of 03/07/25, Buildings and Grounds of 03/06/25, Education and Recreation of 03/20/25, Finance of 03/26/25, and Insurance of October 25, 2024, as corrected.
- 2) Approval of Volunteers: Communications– Carol Moody, Finance–Saul Shenkman and Long Range–Saul Shenkman.
- 3) Acceptance of Volunteer Resignations: Buildings & Grounds – Anya Holland and Claudia Balke.
- 4) Treasurer’s Report– Director Murchie presented the Treasurer’s report.

The Board accepted the Consent Calendar items as stated above.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
MAY 5, 2025
PAGE THREE

RECESS

The Board of Directors took a short recess at 11:01 a.m. and reconvened at 11:11 a.m.

UNFINISHED BUSINESS

It was the Consensus of the Board to Table the Discussion of the Board Chair Revision to the Board Handbook. Notification period is not complete.

NEW BUSINESS

Director Kiskaden appointed John Nickols as Assistant Chair for the Long Range Planning and Research Committee.

On the motion of Director Loomis and seconded by Director Stubba the Board approved with a vote of 4 to 1, with Director Murchie opposing the Flap Gate Proposal from Sam Hill in the amount of \$47,250.00.

On the motion of Director Murchie and seconded by Director Stubba, the Board unanimously approved the Reserve Study Proposal from Association Reserves in the amount of \$16,000.00.

Next Open Board Meeting is June 2, 2025, 10AM AR

The Open Board Meeting was adjourned at 11:37AM

Submitted by: Irene Berumen, Executive Admin. Asst.

APPROVED: *Ruth Stubba*
Ruth Stubba, Secretary

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING OF THE BOARD OF DIRECTORS
RECREATION CENTER ASSEMBLY ROOM
MONDAY, JUNE 2, 2025
MINUTES

An Open Board Meeting of the Board of Directors of Leisure Village Association, Inc., a California Corporation, was held in the Assembly Room at 12000 Leisure Village Drive, Camarillo, California, on June 2, 2025.

CALL TO ORDER

The meeting was called to order by President Chuck Kiskaden at 10:00AM

EMERGENCY INSTRUCTIONS

Director Chuck Kiskaden shared the Emergency Instructions.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Christi Moore, General Manager.

ROLL CALL

Directors Chuck Kiskaden, Marlynn Block, Ruth Stubba, Richard Loomis and James Murchie were present. Also present was Christi Moore, General Manager, Irene Berumen, Executive Administrative Assistant.

APPROVAL OF MEETING MINUTES

On the motion of Director Block and seconded by Director Loomis, the Board unanimously approved the minutes of May 5, 2025.

SUMMARY OF EXECUTIVE SESSION

Chair Kiskaden reported on May 5, 2025, the Board of Directors Discussed One Contractual Agreement, Two Homeowner Appeals, and One Homeowner Issue.

CHAIR'S COMMENTS

Chair Chuck Kiskaden made several comments.

BOARD MEMBER COMMENTS

All Board members made several comments.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
JUNE 2, 2025
PAGE TWO

GENERAL MANAGER'S COMMENTS

General Manager Christi Moore shared updates with the Board regarding current matters.

ADVISORY COMMITTEE REPORTS

Reports were given by the Architectural, Communications, Education and Recreation, Finance, Long-Range Planning, and Residential Landscape Committees.

HOMEOWNER/RESIDENT COMMENTS

Several homeowners made comments.

ACTION ITEMS - CONSENT CALENDAR

- 1) Review and file Committee Minutes of: Finance of 04/23/25, Long Range Planning & Research Committee of 02/10/25, and 03/10/25.
- 2) Approval of Volunteers: Buildings & Grounds- Judy Feldman & Georgette Kinsey.
- 3) Treasurer's Report- Director Murchie presented the Treasurer's report.

RECESS

The Board of Directors took a short recess at 11:00 AM and reconvened at 11:12AM

UNFINISHED BUSINESS

On the motion of Director Loomis and seconded by Director Stubba, the Board unanimously approved the Board Chair Revision to the Board Handbook.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
JUNE 2, 2025
PAGE THREE

NEW BUSINESS

On the motion of Director Block and seconded by Director Stubba, the Board unanimously approved to ratify the minutes of the Executive Committee Disciplinary Hearings of March 24, 2025, and April 28, 2025.

On the motion of Director Loomis and seconded by Director Stubba the Board unanimously approved the permission to Ventura County Corvette Club to use the Leisure Village Picnic Area.

On the motion of Director Loomis and seconded by Director Stubba, the Board unanimously approved to send out for a 28-day comment period for the Proposed Revisions to the Residential Landscape Guidelines. Comment Period is Open.

On the motion of Director Block and seconded by Director Murchie, the Board unanimously approved to send out for a 28-day comment period for the Proposed Revisions to the Architectural Guidelines. Comment Period is Open.

It was the Consensus of the Board to Table the Discussion of the Movie and Music License Agreements.

On the motion of Director Loomis and seconded by Director Stubba, the Board unanimously approved the proposal for the Roofing Contract Scope of Work from Elite Roofing Co. to include Seventy Three (73) buildings in the amount of \$1,315,930.00.

LEISURE VILLAGE ASSOCIATION
OPEN BOARD MEETING MINUTES
JUNE 2, 2025
PAGE FOUR

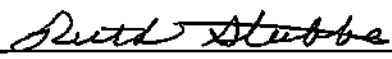
On the motion of Director Loomis and seconded by Director Murchie, the Board voted 4 to 1, with Director Stubba abstaining, to approve the Street Rehab Contract from GPM in the amount of \$458,147.00.

On the motion of Director Murchie and seconded by Director Block, the Board unanimously approved the Upgrade to the Fire Monitoring System from Low Voltage Systems price. However, if Elite Fire Pros Inc. has a lesser price and meets all requirements, we will approve the lower price on the condition that it does not exceed \$12,000.00 and does not exceed a monthly cost of \$120.00.

Next Open Board Meeting is July 7, 2025, 10AM AR

The Open Board Meeting was adjourned at 12:11PM

Submitted by: Irene Berumen, Executive Admin. Asst.

APPROVED: 
Ruth Stubba, Secretary

**LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS
DATE: JULY 7, 2025
TIME: 10:00AM
LOCATION: RECREATION CENTER ASSEMBLY ROOM**

Board Members Present: Tom Frutchev, Marlynn Block, Ruth Stubba, Jim Murchie, and John Nickols

General Manager: Christi Moore

Others: Irene Berumen, Executive Administrative Assistant, Tara Radley, HOA Attorney

1. Call to Order

Chair Frutchev called the meeting to order at 10:04AM. A quorum was present.

2. Emergency Instructions

Director Nickols shared the Emergency Instructions.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Director Murchie.

4. Approval of Minutes

Action: Motion by Stubba, seconded by Murchie, to approve June 02, 2025, minutes as presented.

Vote: Passed with 3 votes in favor and 2 abstentions by Directors: Frutchev and Nickols.

5. Consent Calendar

Action: Motion by Block, seconded by Stubba to approve the Consent Calendar as corrected.

Vote: Passed unanimously.

6. Old Business

Zero to present.

7. New Business

A. Board Deliberation Norms

Action: Motion by Nickols, seconded by Stubba to Adopt Resolution No. 25-001, to guide and govern the conduct of the Chair and all Directors during Board meetings and at other times.

Vote: Passed unanimously.

B. Best Practices for Governance

Action: Motion by Stubba, seconded by Murchie to move forward with the recommendation that the Board assess the degree of LVA's conformance with accepted best practices in HOA governance and then initiate a comprehensive effort to adopt those additional best practices that would best improve LVA's overall level of performance, now and in future years.

Vote: Passed unanimously.

C. 2025 Streets Project

Action: Motion by Frutchey, seconded by Stubba to 1) Cancel the 2025 Street Repair and Resurfacing Project at this time. 2) Place the approximately \$475, 000 that is saved in a restricted account dedicated to future street repair and resurfacing. Funds may only be used for other purposes if the Board explicitly determines there is a higher-priority need. 3) Direct staff to monitor pavement conditions on Village streets and return with recommendations for maintenance actions once the Reserve Study results and this year's insurance premium costs are available.

Vote: Passed with 4 votes in favor and Director Murchie dissenting.

7. Discussion Items

A. Fiscal Stability

Action: Motion by Stubba, seconded by Block to accept the Finance Committee's recommended change to include 3 dashboard summary reports along with the monthly financial statements.

Vote: Passed unanimously.

B. Paint Project

Action: Tabled. The Board agreed to revisit after reviewing owner input, additional analysis by the General Manager and additional consultation with experts.

8. Next Regular Meeting

Scheduled for Tuesday August 5, 2025, at 10:00AM in Assembly Room

9. Adjournment

Chair Frutchey adjourned the meeting at 1:09PM.

Prepared by:

Irene Berumen, Executive Administrative Assistant

APPROVED: _____


Jim Murchie, Secretary

**LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS
DATE: AUGUST 5, 2025
TIME: 10:00AM
LOCATION: RECREATION CENTER ASSEMBLY ROOM
MINUTES**

Board Members Present: Tom Frutchet, Marlynn Block, Ruth Stubba, Jim Murchie, and John Nickols.

General Manager: Christi Moore

Others: Irene Berumen, Executive Administrative Assistant, and Tara Radley, HOA Attorney.

1. Call to Order

Director Frutchet called the meeting to order at 10:01AM. A quorum was present.

2. Emergency Instructions

Director Nickols shared the Emergency Instructions.

3. U.S. Patriotism

U.S. Patriotism was led by Director Frutchet.

4. Approval of Minutes

Action: Motioned by Director Nickols, seconded by Director Stubba, to approve July 7, 2025, minutes as corrected.

Vote: Passed Unanimously.

5. Consent Calendar

Action: Motioned by Director Stubba, seconded by Director Block, to approve the Consent Calendar items: a.) Acceptance of Resignations - None., b.) Acceptance of Committee Volunteers - Finance - K. Lisa Gichtin, Long Range Planning & Research - Robert Stock, K. Lisa Gichtin, Sheldon Hayutin, Residential Landscape - Robert Stock, Welcome - Barbara VanZegen. c.) Receive and File Committee Monthly Minutes and Reports of: Architectural, Buildings & Grounds, Communication, Ed & Rec, Finance, Residential Landscape, and Welcome.

Tabled Consent Items: d.) Acceptance of Schedule of Monetary Penalties, e. Approval of Committee Appointments, and f.) Approval of Disbanding Communications Committee and Incorporating it into Education and Recreation Committee.

Vote: Passed unanimously.

6. Action Items

a. Unfinished and Ongoing Business

1. Schedule for Regular Board Meetings

Action: Motioned by Director Nickols and seconded by Director Stubba, to approve the change to the Regular Board Monthly meetings from the first Monday of the month to the second Monday of the month.

Vote: Passed unanimously.

b. New Business

1. New Budget Process

2. Action: Tabled until the Special Meeting on August 25, 2025.

7. Recess:

The Board of Directors took a short recess at 11:16AM and reconvened at 11:29AM.

8. Discussion Items

A. Fiscal Stability

Director Stubba gave the Treasurer's Report and went over the Financial Dashboards.

9. Next Regular Meeting

Scheduled for Monday, September 8, 2025, at 10:00AM in the Assembly Room at the Recreation Center.

10. Adjournment

Chair Frutchey adjourned the meeting at 12:08PM.

Prepared by:

Irene Berumen, Executive Administrative Assistant

APPROVED: _____


Jim Murchie, Secretary

**LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS
DATE: SEPTEMBER 8, 2025
TIME: 10:00AM
LOCATION: RECREATION CENTER ASSEMBLY ROOM
MINUTES**

Board Members Present: President, Tom Frutchey, Vice President, Marlynn Block, Treasurer, Ruth Stubba, Secretary, Jim Murchie, and Director at Large, John Nickols.

General Manager: Christi Moore

1. Call to Order

President Frutchey called the meeting to order at 10:00AM. A quorum was present.

2. Emergency Instructions

Director at Large Nickols shared the Emergency Instructions.

3. Pledge of Allegiance

Led by Secretary Murchie

4. Approval of Minutes

Action: Motioned by Secretary Murchie seconded by Vice President Block to approve August 5, 2025, Regular Board Meeting minutes as presented.

Vote: Passed Unanimously.

5. Recess

The Board of Directors took a short recess at 11:10AM and reconvened at 11:15AM.

6. Consent Calendar

Action: Motioned by Vice President Block, seconded by Director at Large Nickols, to approve the Consent Calendar items: a.) Ratifying Minutes of Executive Committee-Disciplinary Hearing of June 23, 2025, b.) Acceptance of Committee Volunteers-None c.) Acceptance of Resignations- Buildings & Grounds- Alice Moffet, Finance Committee- Beverly Vandermeulen, d.) Receive and File Committee Monthly Minutes and Reports of: Architectural, Buildings & Grounds, Communications, Finance, Long Range Planning & Research, Residential Landscape, and f.) Approval to place One Lien on Assessor Parcel# 169-0-060-155.

Tabled Consent Items: e.) Proposed Text for Rule 9.06 from Ed & Rec Committee and Board Resolution 2025-3, By the recommendation of Richard Loomis, Chair of Education and Recreation Committee is to await the results of the analysis of LVA's attorney on how we process religious themed events.

Vote: Passed unanimously.

7. Action Items

a. Unfinished Business

1. Wildfire Preparation

Action: Motioned by Vice President Block and seconded by Treasurer Stubba, to Direct the General Manager and Association Attorney to analyze the legal and moral issues that will determine a best course of action for preparing the Village and Villagers against the risks of wildfire (and, by extension, other possible disasters, such as earthquakes), returning with their recommendations as soon as it is practicable.

Vote: The motion passed by a vote of 4-1. Director Stubba cast the dissenting vote.

2. Ratifying of Budget Process, Timeline, and Policies

Action: Motioned by Director at Large Nickols and seconded by Treasurer Stubba, to ratify the 2026-2027 Budget Process, Timeline, Policies, and Capital Projects Ad Hoc Committee.

Vote: The motion passed unanimously.

Tabled Unfinished Business: 2.) Paint Exterior Program and 4.) Merge Communication under Education & Recreation Committees.

b. New Business

1. Approval of Quality Plumbing proposal for the Recreation Center

Action: Motioned by Treasurer Stubba and seconded by Vice President Block, to approve the proposal from Quality Plumbing to repair the sewer line in the Assembly Room for \$5,450.00 and if possible, to ask the plumber to camera the other side of the line.

Vote: The motion passed by a vote of 4-1-0. Secretary Murchie cast the dissenting vote.

2. Approval of Spray Application to treat Golf Course

Action: Motioned by Treasurer Stubba and seconded by Vice President Block, to approve the Proposal from Lawnscape for the application of Tetrino for the golf course to control grubs in the amount of \$7,516.00.

Vote: The motion passed unanimously.

LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING MINUTES
SEPTEMBER 8, 2025
PAGE THREE

Tabled New Business: 3). Adopting Resolution 2025-4 Listing of Violations of Leisure Village Association Governing Documents that Risk Health and Safety.

8. Discussion Items

Tabled Discussion Items: A. Fiscal Stability

9. Next Regular Meeting

Schedule for Monday, October 13, 2025, at 10:00AM in the Assembly Room at the Recreation Center.

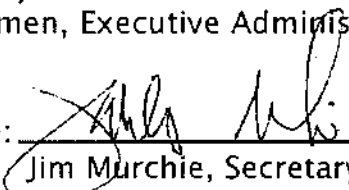
10. Adjournment

President Frutchey at 12:22 PM adjourned to Reconvene on September 12, 2025, at 10:00 AM in the Recreation Center - Multi- Purpose Room.

Prepared by:

Irene Berumen, Executive Administrative Assistant

APPROVED: _____


Jim Murchie, Secretary

10/17/2025

**LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS
DATE: OCTOBER 13, 2025, AT 10:00AM
LOCATION: RECREATION CENTER ASSEMBLY ROOM**

MINUTES

Board Members Present: President, Tom Frutchey, Vice President, Marlynn Block, Treasurer, Ruth Stubba, Secretary, Jim Murchie, and Director at Large, John Nickols.

General Manager: Christi Moore

1. Call to Order

President Frutchey called the meeting to order at 10:03AM. A quorum was present.

2. Emergency Instructions

Director at Large Nickols shared the Emergency Instructions.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Secretary Murchie

4. Recess

The Board of Directors took a recess at 11:05AM and reconvened at 11:12AM.

5. Approval of Minutes

Action: Motion by Director Block and seconded by Director Stubba to approve September 8, 2025, Regular Board Meeting minutes as corrected.

Vote: Passed Unanimously.

6. Consent Calendar

Action: It was the consensus of the Board to Approve the Consent Calendar as presented:

- a. Ratify Minutes of the Executive Committee- Disciplinary Hearing of July 28, 2025, and August 25, 2025.*
- b. Accept Resignations: None.*
- c. Accept Committee Volunteers: Architectural- Lewis Kanter, Buildings & Grounds- Terri Kanter, Education & Recreation- Karen Long, and Finance- Josh Ticho.*
- d. Receive and File Committee Monthly Minutes and Reports of: Architectural, Buildings & Grounds, Education & Recreation, Finance, and Residential Landscape.*

7. Action Items

a. Unfinished Business

1) Adopt the Leisure Village Vision Statement presented to the Homeowners

Action: Motion by Director Nickols and seconded by Director Block, to approve the Adoption of the Leisure Village Vision Statement: "Living our best life in a thriving, secure, park-like community. We Value: A sense of belonging and neighborliness; A variety of interest, amenities, and activities; The many provided services and utilities; An all-inclusive culture; Effective governance and financial responsibility; and Enhancing the Future."

Vote: The motion passed unanimously.

b. New Business

1) Approval of a donation from the Quilting Circle in the amount of \$361.95 for an extra-large cutting mat

Action: It was the consensus of the Board to approve the donation from the Quilting Circle in the amount of \$361.95 for an extra-large cutting mat.

2) Approval of a donation from the Billard Club for two beverage refrigerators to be placed in the Billiards Room

Action: It was the consensus of the Board to approve the donation from the Billiards Club for two beverage refrigerators to be placed in the Billiards Room.

3) Discuss Approval of the West Coast Arborists Contract for the 2025-2026 Contract Year

Action: Motion by Director Frutchey and seconded by Directed Stubba to direct the General Manager to continue the current agreement with West Coast Arborist on a month to month basis under the exact same terms and conditions until March 31, 2026.

Vote: Motion passed unanimously.

4) Discuss Approval of the TerraVerde Contract for Possible Solar Project Feasibility Study

LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING
OCTOBER 13, 2025
MINUTES
PAGE THREE

Continued.

Action: Motion by Director Nickols and seconded by Director Block to Approve the TerraVerde Contract for the Solar Project Feasibility Study and not to exceed \$25,000.00

Vote: The motion passed by a vote of 4-1-0. Director Stubba cast the dissenting vote.

Tabled New Business: 1.) Charter for the Long Range Planning and Research Committee
2.) Approval of the updated Finance Committee Charter, in order to forward the drafts to the two committees for their review.

8. Discussion Items

a. Financial Dashboard & Treasure's Report by Director Stubba

9. Summary of Executive Session(s) Held Since the Last Meeting

September 8, 2025: Four Homeowner Matters and One Personnel Matter; September 12, 2025: One Legal Matter, One Contractual Agreement and One Personnel Matter; and October 10, 2025: Discuss Approval of Two Contractual Agreements.

10. Next Regular Meeting

Monday, November 10, 2025, at 10:00AM in the Assembly Room at the Recreation Center.

11. Adjournment

President Frutchey Adjourned the meeting at 12:29PM

Prepared by:

Irene Berumen, Executive Administrative Assistant

APPROVED: _____


Jim Murchie, Secretary

**LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 10, 2025 AT 10:00 AM
RECREATION CENTER - ASSEMBLY ROOM
MINUTES**

Board Members Present: President, Tom Frutchey, Vice President, Marlynn Block, Treasure, Ruth Stubba, Secretary, Jim Murchie, and Director at Large, John Nickols.

General Manager: Christi Moore

1. Call to Order

President Frutchey called the meeting to order at 10:00 AM

2. Emergency Instructions

Director Nickols shared the Emergency Instructions.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Director Murchie.

4. Recess

The Board of Directors recessed at 11:29 AM and reconvened at 11:38 AM.

5. Approval of Minutes

Action: Motion by Director Block and seconded by Director Nickols to approve: September 12, 2025 Reconvened Regular Board Meeting of September 08, 2025, Regular Board Meeting of October 13, 2025, Special Board Meeting of July, 17, 2025, July 23, 2025, August 25, 2025, and Reconvened Special Board Meeting of August 29, 2025.

Vote: Passed Unanimously.

6. Consent Calendar

Action: Motion by Director Nickols and seconded by Director Block to approve the Consent Calendar.

a. Ratify Minutes of the Executive Committee Hearing of September 22, 2025

b. Ratify BBBSI 401K Plan for Employees

c. Ratify the West Coast Contract Extension

LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING
NOVEMBER 10, 2025
MINUTES
PAGE TWO

d. Receive and File Committee Monthly Minutes and Reports of:

Architectural, Buildings & Grounds, Education & Recreation, Finance, and Residential Landscape

Vote: Passed Unanimously.

7. Action Items

a. Unfinished Business

1) Approval of Resolution 2025-4: A Resolution Amending LVA Rules and Regulations, Article I, Section 1.01, and Adopting a Listing of Violations of Leisure Village Association Governing Documents that Risk Health and Safety

Action: Motion by Director Nickols and seconded by Director Block to adopt Resolution 2025-4: A Resolution Amending LVA Rules and Regulations, Article I, Section 1.01, and Adopting a Listing of Violations of Leisure Village Association Governing Documents that Risk Health and Safety, effective November 10, 2025.

Vote: Passed Unanimously.

2) Approval of the Updated Long Range Planning and Research Committee Charter

Action: Tabled.

3) Approval of the Updated finance Committee Charter

Action: Tabled.

b. New Business

1) Approve Replacement of Pool Equipment

Action: Motion by Director Murchie and seconded by Director Stubba to authorize the General Manager to immediately replace the pool motor and pump as needed,

Vote: Passed Unanimously.

2) Funding Replacement of Pathway, Light Heads, and Metal Halide Light Fixtures with Light Emitting Diodes (LED)

Action: Motion by Director Frutchey and seconded by Director Nickols to 1) Direct the General Manager to use up to \$30,000.00 from the Approved

Vote: Passed Unanimously.

LEISURE VILLAGE ASSOCIATION
REGULAR BOARD MEETING
NOVEMBER 10, 2025
MINUTES
PAGE THREE

3) **Discuss and Approve the New Communication Newsletter Policy**
Action: Tabled.

4) **Owner- Initiated Actions that Contribute to Unit Exteriors and the Common Area**
Action: Tabled.

8. **Discussion Items**

a) **Discuss changes to Substantive Architecture Guidelines Re: CC & Rs Article VII 7.2**
Action: Tabled.

b) **Discuss Nonsubstantive Changes to Architecture Guidelines - Clarify**
Action: Tabled.

9. **Next Regular Meeting**

Scheduled for Monday, December 8, 2025, at 10:00 AM in the Assembly Room at Recreation Center- Assembly Room.

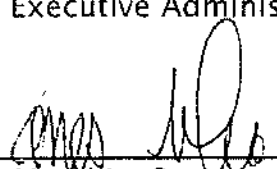
10. **Adjournment**

President Frutchey Adjourned the meeting at 12:35 PM.

Prepared by:

Irene Berumen, Executive Administrative Assistant

APPROVED: _____


Jim Murchie, Secretary