

VENTURA KEYS HOA COMMITTEE AGENDA

May 8, 2025

6:30 pm

Big Beach

Meeting called by: Kim Prillhart – Board President

Type of meeting: Quarterly Meeting

AGENDA ITEMS

	Discussion	Presenter
Welcome Address	Welcoming Comments	Kim Prillhart
Roll Call and Agenda Review	Roll Call: Kim P, Kim C, Trish P., Jeremy D., Kyle S., Molly D., Elke F., Kathy H., Craig P., Tiffany W., Bill D, & Steve P. Any changes to the agenda?	Kim Prillhart
Minutes	February Minutes were approved by email on 2/19/2025 Approved since last meeting via email voting: Swing sets: Approved via email vote by: Kim Castro 3/22/25, Craig Posen 3/23/25, Jeremy Darrow 3/23/25, Tiffany 3/23, Kim P 3/23/25, Elke 3/23/25, James 3/23, Trish 3/23 Big Beach Benches: Approved via email vote: Kyle 3/17/25, Billie 3/17, Kim C 3/17, Trish 3/17, Jeremy 3/17, Kathy 3/17, Tiffany 3/17, Craig 3/17, Kim P 3/17, Elke, 3/17, James 3/18, Steve P 3/17 When proposing something via email, please keep the chain discussion to one topic. Start a new chain for each topic, that way if a vote/approval is needed it's easier to track.	Trish Perez
Improvements to Website	Added a new landing space for photos and rules for all amenities. Other improvements needed?	Kim Castro
Committee Assignments and Roles and Responsibilities for Board Members	Formalize any needed committees (Communications or Annual BBQ) and roles and responsibilities for incoming Board Members. Examples can be a board member being responsible for tracking new sales in our community and sending a welcoming letter introducing them to the VKA and what we have to offer. The Communications Committee can explore ways to advertise to those who haven't paid their dues and reach out with a letter explaining what their dues are used for. Thanks to Kim C and Kyle for always responding so quickly to the many emails from our community members and local realtors!	Kim Prillhart
2024 Financial Update and Financial Plan for 2025	Signature cards at Montecito Bank have been completed. New CD established for \$50,000 at 3.8% interest for 7 months in duration with auto renewal. For the benefit of incoming Board Members: Discussion on finances, including expenses (landscaping, trash, bookkeeping, taxes, insurance etc.) and income from dues. Also discuss short-term and long-term plans for spending and saving in interest bearing accounts for a rainy-day fund for future major expenses.	Kyle Stephens
Dredging Update	Update on meetings with City Engineer and short-term and long-term goals.	Kim Prillhart
Donation Discussion	Any comments or concerns regarding specific donations to amenities	Molly Dufau

Big Beach Updates	Swing Set Update: they have been ordered and will be installed before summer Is it time for new sand? Continue discussion on large party use of Big Beach, charging for use, refundable damage fee, new verbiage to application, discussion on blocking off bookings for holidays weekends (already doing this for Memorial Day, 4 th of July and Labor Day).	Kyle Stephens
Big Beach Dock Update	Timeline to get the fixes (stabilization, ladder and cleats) and costs.	Molly Dufau
Little Beach Update	Shade cover update	Jeremy Darrow
Proposed future projects	<ul style="list-style-type: none"> • Lighting added to entrances • Review and revise SOW for landscape contractor to include upgrading landscaping and entrances with seasonal flowers. Discuss hiring a handyperson service to call for items such as power washing entrance walls and playground equipment annually and cleaning BBQ's quarterly. Any additional items? • Proposed small retaining wall at corner of Beachmont and Seaview with BIG BEACH on it. • Update landscaping and weed abatement on meridian at Beachmont entrance. • Repair/replace supports on pickleball fencing. • Hire Arborist to look at health of tree at Big Beach. • Purchase first aid kit. 	Kim Castro Kim Prillhart
Follow Up Items: ✓ Membership list proposed by resident ✓ List of all vendors VKA uses with phone numbers ✓ Decide on Date for Annual BBQ	Proposal to have a "hard copy" available to members that lists current paid members. Set date for Annual BBQ, send out Save-The-Date via mail chimp and order signs to hang at Big Beach	Kim Prillhart Kim Castro Molly Dufau