

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE FEBRUARY 15, 2012 BOARD MEETING

1.NOTICE:

Additional HOA information is being posted to our website. Please see *vdphoa.com*.

2.CALL TO ORDER: Meeting was called to order at 7:07 p.m.

ROLL CALL:

Board Members Present: Mel Green, Brett Levin, Barbara De Cuir, Barbara Harshaw.

Home Owners/Lessees Present: Stephanie Chavez (13), Melinda Keep (14), Ralph Halliwell (23), Jeanne Kelly (24), Susie Zollinger (26), Sandra Malik (27), Patricia Jafet (28), and Barbara & Fred Brewen (29).

QUORUM: A quorum of Board members was declared present

3.APPROVAL OF MINUTES: January 18, 2011 Board Minutes were approved as corrected.

4.TREASURER'S REPORT: Financial Report as of February 15, 2012, was submitted.

Summary: There were somewhat fewer expenses in January through February 15th than in December 2011. Also, there were no transfers of funds from the reserve account to the operating account during that period because the reserve account is low. No interest was posted to the reserve account for this period.

Ending Balances:

	<u>FEBRUARY 15</u>	<u>DECEMBER 31</u>	<u>B/(W)</u>
Operating Acct	\$ 6,735	\$ 6,405	\$ 330
Reserve Acct	\$43,027	\$43,027	\$ 0

5.PRESIDENT'S REPORT: No specific news was reported.

6.ARCHITECTURAL COMMITTEE:

a.Spa repair – The Board would like homeowners' input concerning the spa repair issue. Therefore, the Treasurer will send e-mail to all homeowners with options concerning the spa repair. Responses from this e-mail will be presented at the March meeting.

b.Lighting – There are light fixtures on the Pacific Coast sidewalk (near visitor parking) that are broken. There have also been some problems with the timers for lighting around the complex.

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The president asked the architectural committee to have an electrician look into repair of the fixtures and bid on changing our lighting from timer-controlled to light activation.

c. Keys to the back gate lock – Fred Brewen and Ralph Halliwell volunteered to take care of this issue.

d. Sandra Malik offered to look at replacement of garage door closer.

e. Eric Decuir will follow-up on the balcony railings for unit 14.

7.LANDSCAPE COMMITTEE:

a. Discussion of excessive watering and slippery moss growing on exit driveway and in front of several upper units. Committee members will follow-up with this.

b. Quarterly report to be presented at March board meeting.

8.OLD BUSINESS:

a. The 2012 Budget was presented to the Board with one change from the draft – showing “Common Area Maintenance” as \$38,000, instead of \$40,000. The 2012 Budget was then approved unanimously by the Board.

b. The Board unanimously approved an increase in Homeowners’ fees of \$50 per unit per month. The Board also approved going forward with the homeowners’ voting process for an assessment amount of \$650 a unit, to be paid by the end of 2012. These two items to be included in the Plumbing Repair Program with monies held in a separate account.

9.NEW BUSINESS: New recycling practices will be discussed as more information becomes available.

10.NEXT MEETING: WEDNESDAY, MARCH 21, 2012.

11.ADJOURNMENT: 8:20 p.m.