

**VISTA DEL PARQUE HOME OWNERS' ASSOCIATION**  
5920-5924 South Pacific Coast Highway  
Redondo Beach, CA 90277  
**MINUTES OF THE NOVEMBER 1, 2011 BOARD MEETING**

**NOTICE:**

**The 2011-2012 Special Assessment of \$313 from each unit was approved by a majority of home owners' votes. The assessment is due to the Treasurer by December 1, 2011. A special reminder was delivered to each homeowner.**

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

**CALL TO ORDER:** Meeting was called to order at 7:10 p.m.

**ROLL CALL:**

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

Home Owners Present: Eric De Cuir (1), Amanda MacLennan (3), George Mansour (4 & 16), JB Mirassou (7), Ray Southstone (11), Stephanie Chavez (13), Nigel Keep (14), Ida Krause (18), Judy & Don Chapman (20), Helena Yarbrow (23), Susie & Ilan Zollinger (26), Sandra Malik (27), Patricia Jafet (28), Barbara & Fred Brewen (29) and Marci O'Brien (31).

Guests: Howard Osias, Attorney, and the Pro Plumbers.

**QUORUM:** A quorum of Board members was declared present

**SPECIAL PRESENTATION OF OPTIONS REGARDING PLUMBING EMERGENCY:**

-Both Eric De Cuir, head of the architectural committee, and Mel Green, president of our HOA, gave Power Point presentations concerning our plumbing emergency. These included a history of the plumbing problems, Board actions since 2009, Board direction (to date) and options going forward. Our guests were also available to answer attendee questions.

-Both Power Point presentations will be available on our web site, along with a taping of the presentation.

-Complete disclosure of assessments/ possible payments will be made. The Board, with home owner input, will be preparing a ballot of options for home owners.

-Home owners asked for more cost details of the presented options and a cost analysis of a phased dual approach – a hybrid of the 2-year option.

**APPROVAL OF MINUTES:** September 27, 2011 Board Minutes were approved as corrected.

**TREASURER'S REPORT:** Financial Report as of October 2011 was submitted.

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**Summary:** October 2011 expenses were \$136 less than those on the previously reported financial statements. However, there were still pending expenses not posted to this Treasurer's report. Also, there was no transfer of funds from the reserve account to the operating account because the reserve account is running low. The increase of \$11 from the previous report to October in the reserve account was for monthly interest earned.

		<u>OCTOBER</u>	<u>AUGUST</u>	<u>B/(W)</u>
Ending Balances:	Operating Account	\$ 7.172	\$ 6,005	\$ 167
	Reserve Account	\$43,017	\$43,006	\$ 11

**ARCHITECTURAL COMMITTEE:**

- Plumbing Leaks – This was discussed in the Special Presentation at the beginning of the meeting. Please see above for a short summary of the presentation. The Committee will bring more cost information concerning the options to the next meeting.
- Lower walkway refurbishment – the Board approved the fixing and sealing of boards that are in bad shape. Work should begin the third week of November.

**LANDSCAPE COMMITTEE:**

- The trees have been trimmed.
- Quarterly Landscape Committee Report will be posted to our web site.
- Home owners should clear their outside drains. Please contact Sally Hohman or Jeanne Kelly of the Landscape Committee if you need more information.

**OLD BUSINESS:**

- Repairs of balcony/gutter leaks to Unit 31 have been completed.

**NEW BUSINESS:**

- Damage to entry of Unit 20 because of gutter leaks will be reviewed and repairs will be determined.
- Updated written policies regarding "common ownership but with individual usage" are needed.

**NEXT MEETING: WEDNESDAY, DECEMBER 7, 2011.**

**ADJOURNMENT: 9:20 p.m.**