

VISTA DEL PARQUE H.O.A. BOARD MEETING

TUESDAY, December 3, 2013, 7:30 P.M.

Minutes

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1. Call to order. 7.33pm. Present: Barb De Cuir, Barbara Harshaw, Ida Krause, Chris Grybauskas. Homeowners present: Mel Green, Patricia Jafet, Barbara Brewen, Sonia Rizkin, Donna Kana.

2. Review and approval of the October meeting minutes. Done.

3. Comments from Home Owners who wish to present HOA-related items to the Board. Comments are limited to 2 minutes for each speaker.

a. Donna asked to have financial statements posted or sent to homeowners. We suggested having Cammarata send a statement with bill each month.

b. Sonia asked about frequent assessments and stated they are awful. The board addressed her concerns about future assessments.

c. Board intended to send a card to Sally Hohman.

d. Sonia noted exit garage door is not closing every time, and that security at our place is poor, with access doors being propped open. She also noted a group of men drinking near our back entrance to the park. Barbara B. noted a sleeping bag in our upper walkway that suggests a homeless person was sleeping there. A complaint to the Torrance Police Department was suggested, and homeowners were encouraged to stay alert.

e. Sonia pointed out the garage needs to be cleaned out, and is a fire hazard. Board noted this and agrees it is a project for next year.

4. Treasurer's report (November 2013).

a. Assessments: 0. Late fees collected: 1028.50. Operating: 12059.11. YTD 70055.34. Reserve expenses 0. Checking balance: 19380.34. Reserve balance: 59769.43. Detailed financial statements are available by contacting Cammarata, and balance sheets will be added to the monthly mailing to homeowners (the dues bill).

5. Architectural Committee report.

a. Update: RFQ has generated bids, so far 2 Requests For Information. December 9 we will close the bid process and start reviewing the bids.

b. Most leaks are now repaired, except Sonia and Sandra. Work is to begin in both those units ASAP.

6. Landscaping Committee update not available. Ida will follow up.

7. Old business.

- a. Light bulbs were ordered, we have not yet heard about delivery and cost
- b. Electrician was requested to assess the multiple light fixtures that burn out bulbs fast. Outside unit 22. No update on this yet.
- c. Lower garage door across from rec room does not close, Cammarata was asked to repair.
- d. Door stops for garage access doors: we agreed on kick stoppers like the rec room doors have.
- e. Stair repair was requested from Cammarata, pouring a new concrete stair was suggested. Mel suggested we have an extra stair stored under the stairs by the spa, we will look into that.

8. New business.

- a. Dues listed on budget should be \$50 less, due to a plumbing assessment from 2 years ago. This extra fund will stay in effect for 2014, but will be listed separately on the budget report. Essentially, everyone's dues will stay the same for 2014, but we want the items listed on the budget properly.
- b. Several budget adjustments will be made as well. Trash cost, lighting lines to be updated.

9. Additional comments from Home Owners who wish to present HOA-related items to the Board. Comments are limited to 2 minutes for each speaker.

- a. Sonia asked if she can get another contractor to finish her ceiling. Unit 21. We are not sure if all piping has been completed. She stated 4 years ago they replaced all the piping in their unit. She will look for receipt for the work, so we can investigate what was done.
- b. Barbara Brewen notes a small leak in the garage again.
- c. Sonia asking if our homeowners listing can include email addresses. We have not published emails before because some homeowners have asked they be kept private. She requested we ask everyone if they can be published for our local use.

10. Date of next meeting: 1/14/14 at 7pm.

11. Adjournment. 8.23pm