

VISTA DEL PARQUE HOMEOWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE MAY 15, 2013 BOARD MEETING
DRAFT

1. CALL TO ORDER: Meeting was called to order at 7:05 p.m.

ROLL CALL:

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

Home Owners Present: Sue Mansour (4)., Chris Grybauskas (14), Anne Clary (15), Donna Kana (22), and Barbara & Fred Brewen (29).

QUORUM: A quorum of Board members was declared present.

2. APPROVAL OF MINUTES: April 17, 2013, Meeting Minutes were approved as presented.

3. NOTICES OF IMPORTANCE:

a. Continual Notice To All Homeowners and Tenants - Please check all of your closets and storage areas, at least monthly, for water pipe leaks. Don't just look down, look up as well. If you see a leak, contact a Board member immediately.

b. Homeowners and tenants – Please remember that our visitor parking area is for temporary visitor parking only.

c. Homeowners and tenants - Please do not leave doors open to the garage.

d. Homeowners, Tenants and Guests– In addition to the HOA Rules and Regulations, County and City Ordinances require that all dogs be kept on leashes at all times within the complex except when in the confines of the Unit.

4. COMMENTS FROM HOME OWNERS:

Donna Kana noted that a lower walkway light fixture was broken. Sue Mansour noted that a walkway door to the garage was not closing properly. The Board was aware of both problems. The light fixture will be inspected, and the door should have been fixed.

5. TREASURER'S REPORT:

Summary: Financial Reports as of May 15, 2013, were submitted and filed. It was pointed out that all expenses (bills received) have been paid to date.

There was a transfer of \$7,500 from the Reserve Account to the Operating Account during this period. Reserve Account Interest accounted for an additional \$5.

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5. TREASURER'S REPORT (Continued):

Ending Balances (on a cash basis):

	<u>MAY 15, 2013</u>	<u>APRIL 17, 2013</u>	<u>P/(N)*</u>
Operating Acct	\$ 9,371	\$ 5,546	\$ 3,670
Reserve Acct	\$ 43,400	\$ 50,895	\$ (7,495)

* P = Positive change from the previous month.

* (N) = Negative change from the previous month.

6.ARCHITECTURAL COMMITTEE:

a. Water pipe leaks – The HOA is struggling to keep costs down. Mel Green, Eric De Cuir and Fred Brewen met with All Pro Plumbers. The question was could All Pro do the repair and replacement of piping needed for all units. All Pro said they'd need 3 days for each unit. HOA is exploring the use of All Pro to come up with the costs to work on all units. HOA will wait for Management Company's suggestions and input. Fred also spoke with a repiping company. Surprise - there is no miracle cure.

Ida Krause is to call All Pro to replace leaking pipes in front bedroom of unit 4.

b. Spa drain – Fred will pour water down the new drain to ensure the water clears down the drain without backing up and causing more damage to the unit next door.

7.LANDSCAPE COMMITTEE:

Sally Hohman and Jean Kelly have been authorized to write new additions to the HOA's Rules and Regulations for the upper level common areas. Sally is working on illustrations to more easily and clearly show the upper level common area landscaping.

8.OLD BUSINESS:

a. Management Company information – Cammarata Management, Inc. will begin working for the HOA as its Management Company on July 1, 2013.

b. Damaged Wall in Visitor Parking – The wall is completely repaired and looks good.

c. Individual Homeowner Changes To/In Common Areas - Any individual homeowner who wants to make changes/additions to a common area in the complex must first obtain written approval from the Board of Directors. Permits may be required. All costs and maintenance will

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8. OLD BUSINESS (Continued):

be the responsibility of the home owner. Any on-going costs related to the changes/additions (i.e., electrical usage for an additional switch box) must be clearly and reasonably quantifiable. The Board will continue to seek more information on this matter and update the Rules and Regulations to be useful and useable into the future.

9. NEW BUSINESS:

a. Nominating Committee – Nominations for the 2013-2014 VDPHOA Board of Directors were submitted to the Committee, in writing. There were no nominations from the floor. The Committee will prepare and distribute the ballots. The ballots will be opened and counted during the Annual Meeting on Saturday, June 29, 2013, at 11:00 a.m.

b. The Board is in the process of updating the HOA Rules and Regulations (Rs&Rs). The Board will distribute the updated Rs&Rs to all homeowners and tenants after Board approval.

10. ADDITIONAL HOME OWNER COMMENTS - There were no additional comments.

11. DATE OF NEXT MEETINGS: HOA Annual General Meeting is **Saturday, June 29, 2013, at 11:00 a.m.**

12. ADJOURNMENT: 8:20 p.m.