

Vista View Homeowners Association

Meeting Minutes

September 19, 2013

I. Call to order

Donna Tapella, Board President calls to order the regular meeting of the Vista View Homeowners Association at 7:30 p.m. at 8760 Jan Dr., in the home of Donna Tapella.

II. Roll Call

The following persons were present:

Dean Raymond
Shannon Deimling
Barbara Gettis
Donna Tapella
Tom Brozene
Dave Anderson
Beth Miller
Marshall Evans
John Heinrich
Sue Panfil
Jim Panfil
Carolyn Barbaglia (South County Property Management)

III. Approval of Previous Minutes

Notes of previous meeting minutes read by Shannon Deimling and approved by the board.

IV. New Business

1. Shannon asks about the status of the pool repair. Pool is open but spa is closed until further notice.
2. Dave Andersen inquires about replacing lights with motion sensors in pool bathrooms. Association expresses concerns about lights going off while bathroom is occupied.
3. Shannon Deimling requests a quote to mat the floor in the men's and women's restroom to prevent slipping.
4. A quote for providing camera surveillance of the pool area was proposed to the association and a brief discussion ensues of why the association would need camera surveillance. The proposal of camera surveillance was to deter or help identify trespassers. Again the camera proposal was rejected. The idea of increasing the height

of the pool fence was suggested as an alternative to the cameras. No decision was reached.

5. Lattice at the pool was replaced and work completed.
6. Parking choke repair estimate approved.
7. Beth requests an email be sent to residents regarding pool status. BOD agreed and requested letter be sent to every home with status of pool repair.
8. Pool closing date was extended to October 30th for the current 2013 season only because pool/spa was out of use for part of the season.
9. Jim Panfil abruptly interrupts the meeting to discuss the violation notice that was mailed to him. Jim opted to discuss his issues in an open discussion instead of in a closed executive meeting, as he was told is his right.
 - Jim states his “stickers” are not in violation and hands out a copy of the David-Stirling Act Civil Code 1353.6. Right to Display Signs, Posters, Flags and Banners (New: Civ.Code 4710). It is pointed out to him that the Davis Sterling Act goes into effect next year, in January 2014.
 - Jim becomes extremely hostile and will not allow anyone to talk. He screams, and publically (in front of all attendees as witnesses) calls Donna Tapella, (Board President) a racist, and accuses the rest of the board of being racist.
 - Sue Panfil begins to yell and also calls the board racists.
 - Beth Miller is visibly upset and leaves the meeting with her daughter.
 - Jim claims the BOD has discriminated against his wife and child stating that the BOD has singled his family out because of their race.
 - Tom Brozene is visibly upset and leaves the meeting.
 - Donna warns Jim to stop the hostility, accusations and threats, retakes control by stating that there will be no further discussion of this matter unless Jim can control his tongue and carry on a civil conversation. Donna warns Jim that his words and accusations are slanderous and could have unwelcome consequences for him.
 - Jim and his wife leave the meeting.

Meeting continues

- Open discussion on ways to prevent the situation from escalating. Jim Panfil has shown no interest in cooperating with the board.
- Several homeowners were shocked by Jim’s behavior and expressed concern and some fear about his hostility and threats. One homeowner expressed fear about his mental stability and wondered if he was a threat to the neighborhood.
- This situation has yet to be resolved.

Minutes taken by: Shannon Deimling, Board Secretary

Minutes approved by Board of Directors