

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE JANUARY 16, 2013 BOARD MEETING

1.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 Present: Jon EricDe Cuir (1), Pete Goldberg (3), Lily Grybauskas (14), Tony Puma (19), Donna Kana (22), Sandy Malik (27) and Barbara & Fred Brewen (29).

QUORUM: A quorum of Board members was declared present.

2.NOTICES OF IMPORTANCE:

Please remember that the Board-approved addition to the HOA fees of \$50 per month, per unit, is effective February 1, 2013.

Home owners who have issues to present to the Board should communicate to the Board directly. The Board will not entertain issues brought by a 3rd party. One or two specific items will be included in the Board meeting agenda for timed home owner comments.

3.APPROVAL OF MINUTES: November 7, 2012 Meeting Minutes were approved as corrected.

4.TREASURER'S REPORT: Financial Reports as of December 31, 2012 were submitted and filed. The 2013 Proposed Budget was presented to the Board. After discussion, the Board approved the 2013 Proposed Budget. It should be noted that this document is a living plan. As the year progresses, the Budget can be amended, if necessary. The 2012 financial report and the 2013 proposed budget will be e-mailed to all homeowners.

Summary: As of December 31, 2012, all home owners had paid the 2012 Special Assessment of \$650. Thanks to all home owners for their timely cooperation. Because of this, our operating account showed a more healthy balance at the end of December and we did not find it necessary to transfer funds from the Reserve Account to the Operating Account. Reserve Account Interest accounted for the additional \$8.

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Ending Balances:

	<u>DEC. 31</u>	<u>NOV. 7</u>	<u>P/(N)</u>
Operating Acct	\$ 11,477	\$ 1,832	\$ 9,645
Reserve Acct	\$ 32,883	\$ 32,875	\$ 8

5.ARCHITECTURAL COMMITTEE:

a. Water pipe leaks in units 9 and 10 are being identified and repaired.
Cost of the repairs was an issue that was discussed with re-piping activities in Old Business.

b. CONTINUAL NOTICE TO ALL UNITS: 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.

6.LANDSCAPE COMMITTEE:

The Committee had nothing new to report at this time. Everything is looking good and contracted services have been on schedule. Jeanne Kelly asked that if anyone had questions about the landscaping to get in touch with her.

7.OLD BUSINESS:

a. Discussion of the Time Warner Bulk Cable/Wireless proposal continues to be deferred.

b. Trash/recycling contract – By law, we need to have had a recycling program (by July 1, 2012). Chris and Lily Grybauskas volunteered to look into this. They presented information from our present contractor (Waste Management) and another company working in our area (Athens).

After discussion by the Board, a consensus was reached to go with Athens for 4 bins with weekly pick-up. Next step is to get a formal proposal from Athens. The Board will then to make a final decision. Athens' monthly fees are less than Waste Management, and Athens will do the recycling at their own facility. There will be a cost to break our contract with Waste Management. This cost will be made up by the lesser monthly charges. Again, we thank Chris and Lily Grybauskas for their work in obtaining the information we needed to make final decisions.

c. Spa hours/signage was discussed to the extent that the volunteer indicated she would have some items to present to the Board.

The problem with the water temperature in the Spa has been corrected.

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d. Progress on re-piping activities - The meeting became chaotic with discussion of options for going forward with re-piping. The HOA Board realizes that we may have been reacting rather than being proactive. The President will be setting up a meeting with an objective and highly recommended plumber to get an opinion as to what course of action we should take. The Board will also be developing a statement of work to present to re-piping companies to obtain actual, workable estimates.

One of the home owners present asked that we include the following in the minutes again: The 2011-2012 Board approved an increase in HOA fees of \$50 per unit and a special assessment of \$650, payable by Dec. 31, 2012. This was to be the first of a three-year program, with a \$50 increase in HOA fees and a special assessment of, hopefully, a lower amount, for the next two years. The hope was that by the end of the three years most re-piping activities, that were HOA's responsibility, would be handled. At that time, it was also hoped that the three \$50-a-year HOA fee increases could be rescinded. It should be noted that the 2011-2012 Board could not obligate subsequent Boards to this plan.

8.NEW BUSINESS

a. New contact lists – Lists have been e-mailed to all home owners and corrections to the master list have been made. Please contact a Board member if you found any further errors and haven't yet notified us.

b. 2013-2014 Board – Nominating Committee to be headed by Ida Krause. Fred Brewen volunteered to find information about Management Companies.

c. Creating signs to indicate access to building systems and utilities for all Units is a project that needs to be completed.

d. News about units: Unit 5 is vacant, Unit 15's new owner has moved in, and Unit 19 is being shown and may be in escrow.

9.DATE OF NEXT MEETING: Wednesday, February 20, 2013, at 7:00 p.m.

10.ADJOURNMENT: 8:40 p.m.