

**Vista View Homeowners Association
General Meeting Minutes – December 02, 2014**

Agenda

I. Call Meeting to Order

- Time: Meeting called to order at 7:30pm by Dean Raymond, board president
- Location: 8760 Jan Drive
- Attendees:
 - Carolyn B. (South Valley Property Management),
 - Dean Raymond, Barbara Gettis, John Heinrichs, Beth Miller, Donna Tapella

II. Approval of Previous Minutes:

- Minutes from August 27 meeting not read; posted as is
- Minutes from special executive meeting read and approved with changes

III. New Business /Open Discussion:

- Question came up about a green sedan parked in guest parking; unsure if it belonged to a guest or a homeowner. Reminder to be put in next newsletter that parking is for guests.
- Speed limit signs need to be repainted/re-stenciled. Carolyn to schedule work.

IV. Financials:

- Budget approved. Board voted unanimously for no rate increase for 2015.

V. Elections:

- Elections will be held March 02, 2015. Packets to go out no later than February 1.
- Election notice will go into the January newsletter.

VI. Pool / Spa / Decking:

- In accordance with the reserve study, the pool, spa and decking are due for an overhaul in 2015. This work is being done by Adam's Pool Solutions and is expected to be completed before the beginning of the swim season in April. Estimated cost for all repairs: \$50-60k for pool, spa, decking and fence. This money is already earmarked in the budget.
- Adam's pool was issued \$1,118.00 and filed for pool and spa permits (\$559 per body of water), but will attempt to get refund for the spa since it was recently brought up to code and passed inspection.
- Adams provided an initial bid; however the board had questions so Dean, Carolyn & Donna met with Ray from Adam's Pools on Friday, Dec 05, 2014 to discuss the repairs. Based on that meeting, an updated contract & Statement of Work (SOW) will be submitted. Work on the pool and spa will be scheduled after the permits are approved by the county and the new bid is accepted by the board.
- Results of that meeting:
 - Adam's to provide an updated bid with line items outlining SOW for the spa and pool that will include (but not limited to) the following:
 - SPA:
 - Since the spa was just redone in early 2014 and is already up to code, the only work required for the spa is the coping and the depth markers.
 - We should not need another permit for the spa. Ray will confirm the work completed by Oldfield and check on refund for the spa permit.

- POOL:
 - Bring the pool up to code in all areas
 - Strip plaster to the finish, update piping, skimmer, etc.
 - New break line on bottom of pool (Blue tile to match spa)
 - New stairs with tile to bring up to code. (Tile to match spa steps).
 - New coping and depth markers around pool
 - New tile around pool (Tile to match tile around the top of the spa)
 - Ray to confirm need for double handrails on pool steps.
 - Any other work as defined in SOW to bring pool up to code.
- Concrete / masonry:
 - Received an initial bid from Specialty Concrete for \$26K.
 - Board is waiting on two additional bids:
 1. Steve Carrera - 831-902-5589
 2. All American Concrete
- Fencing
 - Wrought iron fence is scheduled for repairs and painting by Pacific Coast Fence Co. Estimated cost: \$750.00.

VII. Next Meeting:

- TBD.
- Please check the Vista View HOA website vistaviewhoa.com or call South Valley Property Management at 408.848.5480 for information.

VIII. Adjournment

- Time: 8:30 pm