

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE MARCH 21, 2012 BOARD MEETING

1.NOTICE:

Please remember that monthly HOA fees have been increased by \$50 per Unit as of April 1, 2012.

Additional HOA information is being posted to our website. Please see *vdphoa.com*.

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

ROLL CALL:

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

Home Owners Present: Eric De Cuir (1), Stephanie Chavez (13), Donna Kana (22), Susie Zollinger (26), Sandra Malik (27), Barbara & Fred Brewen (29) and Monica Wood (32).

QUORUM: A quorum of Board members was declared present

3.APPROVAL OF MINUTES: February 15, 2012 Board Minutes were approved as presented.

4.TREASURER'S REPORT: Financial Report as of March 21, 2012, was submitted. It was discussed and decided that a copy of the check register covering the period of the Treasurer's Report will be include with the Report, that large line items, like the \$1,444 Administration expense, should be noted in more detail and that the Treasurer's report will be tabled until the revised Report is again presented to the board.

Summary: There were fewer expenses in the February 15th through the March 21st period than in the prior period. The Operating Account at 03-21-15 include \$2,058 more than at 02-15-12. There were no transfers of funds from the reserve account to the operating account during that period because the reserve account is low. Interest of \$11 was posted to the reserve account for this period.

Ending Balances:

| | <u>MARCH 21</u> | <u>FEBRUARY 15</u> | <u>B/(W)</u> |
|----------------|-----------------|--------------------|--------------|
| Operating Acct | \$ 8,793 | \$ 6,735 | \$ 2,058 |
| Reserve Acct | \$43,038 | \$43,027 | \$ 11 |

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5.PRESIDENT'S REPORT: There was discussion about not using "treated" wood in public areas.

It was also discussed that, as of now, the HOA will continue to just keep up with plumbing leaks as they occur, always leaving open other options.

6.ARCHITECTURAL COMMITTEE:

a.Spa repair – The majority of responding homeowners wanted to see the Spa repaired and put into safe and efficient working condition, without unnecessary extras. An updated estimate was provided, at an approximate cost of \$8,200. This project is on hold until the May Board meeting, when it will be put back into discussion.

b.Lighting – A bid, or bids, will be sought for electrical evaluation of the non-working light fixtures and for changes to photo-electric sensors for the timers to our common areas.

c. Keys to the back gate lock – Barbara Brewen is holding keys to the back gate.

d. Information will be sought for closers for the garage and gym doors.

e. The balcony railings for unit 14 have been fixed and have passed inspection.

7.LANDSCAPE COMMITTEE:

a. Adjustment of sprinkler timers will be followed-up before next meeting.

8.OLD BUSINESS:

a.The Board approved going forward with the homeowners' voting process for an assessment amount of \$650 a unit, to be paid by the end of 2012. This item will be included in the Plumbing Repair Program with monies shown as a separate line item. Ballots will be out in late May.

9.NEW BUSINESS:

a.The Nominating Committee is being formed and will be working to put forth a ballot for the HOA's Board of Directors for the 2012-2013 year. Ballots will be out in late May. If anyone is interested in running for a Board position, or if anyone wants to nominate someone for a Board position, please contact Barbara Harshaw, or any other Board member, in writing.

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b.The Board approved building a lockable storage room inside the gym, for construction and other equipment, for HOA projects only. Cost is not to exceed \$2,000. Once the storage room is built, there will be no work done inside the gym – the room is for safe storage only.

10.NEXT MEETING: WEDNESDAY, APRIL 25, 2012.

11.ADJOURNMENT: 8:43 p.m.

NOTE: THERE IS A CHANGE IN THE DATE FOR THE NEXT MEETING. IT WILL BE HELD ON TUESDAY, APRIL 24, 2012.