

VISTA DEL PARQUE H.O.A. BOARD MEETING
TUESDAY, May 20, 2014, 7 P.M.
Minutes

1. Call to order 7.08pm. Present is B. Brewen, P Jafet, D. Kana, and M. Greene.
2. Review and approval of the April meeting minutes. Approved.
3. Comments from Home Owners who wish to present HOA-related items to the Board. Comments are limited to 2 minutes for each speaker.
 - a. Patricia J. noted dumping of construction material in dumpster
 - b. Donna asked that minutes be posted on the website sooner than 1mo after the meeting.
4. Treasurer's report (Apr 2014). Not yet delivered to us by Cammarata. Barb suggested we compromise with bookkeeping methods to keep accurate financial records. For statements from Camm, Inc, for example monthly dues, if check postmarked by 5th of the month it will not be marked late, even if it arrives later than the 5th of the month. Ida to follow up with bookkeeping staff to get documents earlier in the month. We will ask for previous month minutes, and first 3 pages of financial statements to be mailed to homeowners with their statements each month.
5. Architectural Committee report: Plumbing Update:
 - a. Upstairs units done, stucco in process. All upstairs units have individual shut offs, and downstairs units have shut offs but not necessarily for the entire unit. The location of the shut off valves will be documented and labeled, and we will make sure all homeowners know where their new shut off valves are.
 - b. Spa shower work is delayed until stairs are repaired with carpentry.
 - c. Sewer pipes in garage are leaking, mainly horizontal pipes. We will obtain an estimate for repair.
 - d. There has been a delay in repiping due to a work crew being sent home by a resident. The owner of this unit will be billed for the extra charges.
 - e. Abatement of asbestos is completed. Units where it was necessary to break into the ceilings to replace plumbing, the asbestos was removed. However other areas in the units may still contain the asbestos ceilings and if any work is done, they will need to be abated at the homeowner's expense.

6. Old business.

- a. Garage clean up in June: Dumpster could be ordered from trash company for \$640.
- b. Elections: Appeal to our homeowners to run for 2014-15. We need at least 4 board members to have a viable board. If no secretary is found, our management company can publish minutes, for a fee. Because everyone is so busy, for 2014-15, we plan to reduce meetings from 10 to 6 (every other month) per year.

7. New business.

- a. Bulk internet proposal? Approx \$25/unit, or \$800/month, would get us basic internet service with wireless router from Time Warner. This bulk price is 50-75% cheaper than the retail rate. Board may consider this soon, after repiping project is completed, and after dues are reduced by \$50, as promised.
- b. Termite contract renewed by the Board.

8. Additional comments from Home Owners who wish to present HOA-related items to the Board. Comments are limited to 2 minutes for each speaker.

- a. Special present for the plumbers was proposed by Ida, we plan to offer them food near the end of the project.

9. Date of next meeting: July 24th, Annual Meeting and Election.

10. Adjournment 8.08pm.