

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE SEPTEMBER 27, 2011 BOARD MEETING

NOTICES:

The 2011-2012 Special Assessment of \$313 from each unit was approved by a majority of home owners' votes. The assessment is due to the Treasurer by December 1, 2011. A special reminder was delivered to each homeowner.

IMPORTANT HOME OWNERS' MEETING ON NOVEMBER 1, 2011.

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

ROLL CALL:

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

Home Owners Present: Eric De Cuir (1), Melinda Keep (14), Patricia Jafet (28), Barbara Brewen (29) Marci O'Brien (31) and Sandra Malik (27).

QUORUM: A quorum of Board members was declared present.

APPROVAL OF MINUTES: August 24, 2011 Board Minutes were approved as written.

TREASURER'S REPORT: Financial Report as of August 27, 2011, was submitted.

Summary: August 2011 expenses were \$5,085 less than those of July, 2011. However, there were still pending August expenses not posted to the Treasurer's report. Also, there was no transfer of funds from the reserve account to the operating account because the reserve account is now running low. This resulted in the operating account being approximately \$6,000 less at the end of August than it was at the end of July. The increase of \$10 from July to August in the reserve account was for monthly interest earned.

		<u>AUGUST</u>	<u>JULY</u>	<u>B/(W)</u>
Ending Balances:	Operating Account	\$ 6,005	\$12,324	(\$6,319)
	Reserve Account	\$43,006	\$42,996	\$ 10

ARCHITECTURAL COMMITTEE:

-Plumbing Leaks - There continues to be numerous, costly repairs, mostly from plumbing leaks. The committee is to report back to the Board on November 1st with options for going forward with these problems.

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- Fascia Boards – Project is on hold pending review of cost estimates.
- Lower walkway refurbishment – The Board approved the fixing and sealing of boards that are in bad shape. Work should begin in first week of November.
- Roofing Tiles were picked up. Damaged tiles will be replaced.

LANDSCAPE COMMITTEE:

- The maintenance contract for the coming year, which will be due in December, was approved by the Board. The new contract calls for a 2% increase in cost, which has already been figured into our budget.
- Please Note** – The fruit trees on our property are for everyone. Respect the trees. Do not break branches when picking the fruit.

OLD BUSINESS:

- Plumbing (water) shut-off valves were configured in an irrational way. We thank all residents for being patient when water has to be shut off to repair emergency leaks. We do try to give warnings if we're able to.

NEW BUSINESS:

- Unit 31 has suffered from leaks from the balcony into the unit itself. Matt will determine what needs to be repaired.
- At our next meeting, see below, we will be discussing Mel's memo and options available to help us all deal with the problems encountered because of the water pipe leaks. **We urge all home owners to attend.**

NEXT MEETING: TUESDAY, NOVEMBER 1, 2011.

ADJOURNMENT: 8:20 p.m.