

VISTA DEL PARQUE ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE NOVEMBER 8, 2017 BOARD MEETING

1.CALL TO ORDER: Meeting was called to order at 6:30 p.m.

ROLL CALL:

Board Members Present: Barbara De Cuir, Michael Casey, and Barbara Harshaw.

Home Owners Present: Jon Eric De Cuir (1), Mel Green (9), Cynthia Adkins (14), Donna Kana (22), and Ilan Zollinger (26).

Also present: Steve Cammarata from Cammarata Management and Claudio Hand from Security One.

QUORUM: A quorum of Board members was declared present.

2.PRESIDENT'S REMARKS:

A bike was stolen from the garage last week. This is a reminder to all homeowners and renters – please lock up anything of value that you keep in the garage. Please ensure that all doors to the garage are kept closed, with the locks engaged. Also, please pick up mail and packages from the mail box area. This is the season when there is more theft of packages left lying around.

3.APPROVAL OF MINUTES: The August 9, 2017 Board Meeting's minutes were approved as presented, and will be filed.

4.TREASURER'S REPORT: Financial Reports as of October 31, 2017 were submitted and filed. Total current assets, as of October 31, 2017, were \$125,305. No unusual expenses or assets were noted, though gas expense was higher than budgeted. The Association was able to place more than \$9,000 in reserve over the past four months.

Ending Balances:

	<u>OCTOBER 31</u>	<u>JUNE 30</u>
Operating Acct	\$ 23,014	\$ 23,778
Reserve Acct	\$102,291	\$ 92,957
	\$125,305	\$ 116,735

5.ARCHITECTURAL COMMITTEE:

See 7b, below.

6.LANDSCAPE COMMITTEE:

See 7c. below.

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7.OLD BUSINESS:

- a.** Two new barbecues and two canopies for the barbecues were purchased and set up on the two common area patios. The Board approved an additional \$300 for the cost of these amenities. The Board thanks Anne Clary for her work on this project. The Board asks homeowners using the barbecues to keep them clean and turn off the gas at the connection when done.
- b.** Repair of railings, stairs and trim throughout the common area is still in progress. The Board approved \$3,400 for additional necessary repairs to ensure these common areas are safe and secure.
- c.** Water sealing of Unit 1's damaged wall and the common area patio decks is estimated to cost \$7,300. The Board approved this expenditure. The Board also wants to remind homeowners that skylight maintenance is the responsibility of the individual homeowner.
- d.** Security One's Claudio Hand discussed his company's quote for security cameras for the garage, parking lot, rear of the complex, gym/spa and rec room. He had made a presentation to the Board previously. His estimate includes 12 cameras, with access for double the number of channels, to be placed around the complex. Installation includes wiring, programming and configuring of all cameras. There is no monthly fee. There is a 2-year warranty on parts and labor. Installation will be handled by a 4-man crew over a week. The Board approved going ahead with the project for a cost of \$16,550.
- e.** Spectrum Internet service was discussed at length in last meetings' minutes. We are still waiting for a response from our attorneys about entering into a multi-year contract with Spectrum. We will work to get feed-back from the attorneys so we can, hopefully, go forward with this project.
- f.** The updated Rules and Regulations (Rules & Regs) have been reviewed by our attorneys for consistency with our Amended and Restated Declaration of Covenants, Conditions and Restrictions. The updated Rules & Regs will be distributed to all homeowners, who will have 30 days to review them. The Board will then meet to entertain any homeowner comments or questions. The Board will notify the homeowners of the approved new Rules & Regs no more than 15 days after adopting them.

8.NEW BUSINESS:

- a.** Please see the discussion under item 2. above.
- b.** Steve Cammarata presented the 2018 fiscal year budget to the Board for discussion and approval. Based on a review of the prior years, items will remain consistent, including all

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8.NEW BUSINESS: (Continued)

b. Homeowners' monthly dues. The Board adopted the budget. All homeowners will receive a copy of the FY 2018 budget.

c. Per Ordinance, the Association is required to have physical site visit every three years, as part of the Association's Reserve Study. The 2017 visit was conducted on September 11th. Items discussed include some minor concrete repairs, updating of common area lighting and painting of the garage walls. All homeowners will receive a copy of the Reserve Study disclosure. The Reserve Study was approved by the Board.

9.ADDITIONAL COMMENTS FROM HOMEOWNERS:

No comments were forthcoming.

10.DATE OF NEXT MEETING: Tentatively scheduled for Monday, December 11, 2017.

11.ADJOURNMENT: 8:00 p.m.