

VISTA DEL PARQUE H.O.A. BOARD MEETING
WEDNESDAY, August 7, 2013, 7:30 P.M.
MINUTES *DRAFT*****

1. Call to order: 7.35pm
2. Review and approval of the May 15, 2013 meeting minutes.
3. President's Message: cleaning common area update
4. Comments from Home Owners who wish to present HOA-related items to the Board.
 - a. Stephanie noted cigarette smoke from Jacuzzi area. Board **discussed locking this area with top lock during the 10p-6a hours**, and a motion was made and seconded. Passed with 4-1 vote.
 - b. **Bulky items being left at dumpsters.** Board discussed posting signs and making another announcement in the Minutes, to remind residents that items that do not fit in the dumpsters must be disposed of properly, via a Bulky Item Pick Up request through Athens Services. We must also ask residents to avoid leaving their trash on the ground during the time the dumpsters are out on the curb on Wednesdays. We have asked Athens to minimize this time.
5. Treasurer's report (June 2013). New layout from bookkeepers. Deposit still pending from Cammarata (\$13,000) which is not included in the current report. Balances reviewed. New Year-to-date records starting July 1, 2013, and will be reported at month end. Plumbing items are separated by contractor (Pro Plumbers, others). Report accepted by the Board.
6. Architectural Committee report.
 - a. **EV issues:** California EV law stipulations were introduced. Proposal from C. Grybauskas to use private meter was introduced but not voted on. Agreed that So Cal Edison should come out to VDP and assess our building, to see what other options are feasible.
 - b. **Water pipe leaks, relumbing** – up-date: Report from Eric re: estimate to replumb, in blocks of a few units at a time. History of work done to date was presented in written report, report is not finalized. Not yet ready to give estimate on cost. Much of the end units have been done already. Upper units inherently cost less to work on, because less damage is done and access is easier. Ballpark figure is \$400,000 to replumb the whole complex. We will get bids from other contractors. We are not ready to put out Requests for Quotes from competitive bidders yet. Board met after this meeting ended, and it was agreed to put out ROQs as soon as possible, starting with Pro Plumbers.

7. Landscaping Committee update—pictures up on website, plants were transplanted. Now making plans for tree roses, and other plants wired to a trellis. Mandevilla planned for each end. Potted tree by the mailboxes has been turned by someone. Please don't do this. Goal is to finish this project by end of the month of August.

8. Old business.

a. **Management Company information**—ACH (automatic debit from a connected bank account) was turned down because it would cost the HOA money per account using this. Homeowners CAN send automatic bills, via your bank website, using 1430(unit number) as your acct number. 1430 is our designation with Cammarata, so for example, payment from Unit 14 should have "143014" as the account number.

b. Homeowners who have **expenditures and invoices** that the Board should reimburse, please submit them to I. Krause, Treasurer.

c. **Updates to Rules and Regulations**—Still working on EV issue. Board will distribute the new document to homeowners soon via email, and we will require a reply confirmation for this. New items will be written in red. Our R&Rs were last updated in 2005.

d. **Guest Parking summary**—Permits will need to be used for cars parked in Guest Lot FOR MORE THAN 24hrs. See any Board Member for a permit. Short time periods you don't need a permit. Fines and towing details will be included in the new R&Rs.

9. New business:

a. Unit 32 had boxes delivered, tracking says "delivered," but she did not get them. **Homeowners should always be aware of possible theft**, even in our quiet neighborhood.

b. B. Levin suggested **service to garage entrance door**, troubleshooting recommended first.

c. Some residents noted **TV problems with Time Warner**, image going off, some interference with the signal. Instructed residents to call Time Warner and have them look at the outside boxes that serve their units.

10. Additional comments from Home Owners ---none

11. **Date of next meeting: VISTA DEL PARQUE HOA GENERAL MEETING
WEDNESDAY, September 18, 2013, 7.30 PM.**

12. Adjournment: 9:10pm.

13. Executive Session of Board immediately following

a. Call to order

b. A Disciplinary Action was discussed with one homeowner, warning letters sent prior were reviewed with the homeowner, and a fine was levied.

c. Adjournment: 9:30pm.