

**VISTA DEL PARQUE HOME OWNERS' ASSOCIATION**  
5920-5924 South Pacific Coast Highway  
Redondo Beach, CA 90277  
**MINUTES OF THE AUGUST 24, 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.**

**The speed limit in the garage is 5 mph. Please remember to keep your speed down to that limit.**

**CALL TO ORDER:** Meeting was called to order at 7:04 p.m.

**ROLL CALL:**

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

Home Owners Present: Eric De Cuir (1), Melinda Keep (14) and Sandra Malik (27).

**QUORUM:** A quorum of Board members was declared present.

**APPROVAL OF MINUTES:** July 20, 2011 Minutes were approved as corrected.

**TREASURER'S REPORT:** Financial Report as of July 31, 2011, was submitted.

**Summary:** July 2011 expenses were \$9,878 more than those of May 2011, mainly due to costly plumbing and common area maintenance repairs. This resulted in a transfer of \$8,000 from the reserve account to the operating account, with the reserve account now running low. To date, with only seven months of the operating year behind us, the HOA has expenses totaling 88.7% of the full year's operating budget.

		<u>JULY</u>	<u>JUNE</u>	<u>B/(W)</u>
Ending Balances:	Operating Account	\$12,324	\$ 9,683(1)	\$ 128
	Reserve Account	\$42,996	\$50,986	\$ 11

(1) – Subsequent to the July 20, 2011 meeting, this balance was corrected to \$9,718, an addition of \$35.00.

**ARCHITECTURAL COMMITTEE:**

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

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- Fascia Boards – Project is on hold pending review of cost estimates.
- Lower walkway refurbishment – Committee is preparing final recommendation to the Board.
- Discussion to continue about lower level balconies – exclusive use or common area. Further, written and approved rules about consistent repair products, procedures and processes are needed. No new information was presented.
- Eric De Cuir is to review architectural plans of the complex at this end of the month.
- Drains in the front and back patios should be flushed out to ensure there are no blockages.

**LANDSCAPE COMMITTEE:**

- Please speak with Jeanne Kelly, from the Landscape Committee, or a Board member if you have questions/concerns about the landscaping. Please do not speak directly with the gardeners.
- The orange tree is recovering.
- Please help keep our landscaping looking fine during the hot weather by watering areas near your units on days when landscapers are not present.

**OLD BUSINESS:**

- July 20, 2011 Board meeting minutes were distributed via email. Please contact Barbara Harshaw if you did not receive them. Minutes are also posted on our website at [vdphoa.com](http://vdphoa.com).
- Unit 15 is on the market.
- Unit 4 has been sold.

**NEW BUSINESS:**

- Because of the numerous water pipe leaks, water has been shut off, with little notice, to other units. Additionally, the shut-off valves sometimes affect units in a convoluted manner. The plumbers and repair personnel continue to try to be as thoughtful as possible in posting notices of water shut off.

**NEXT MEETING: TUESDAY, SEPTEMBER 27, 2011.**

**ADJOURNMENT: 8:20 p.m.**