

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE APRIL 24, 2012 BOARD MEETING

1.NOTICE:

Please remember that monthly HOA fees have been increased by \$50 per Unit as of April 1, 2012.

Additional HOA information is being posted to our website. Please see *vdphoa.com*.

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

ROLL CALL:

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

Home Owners Present: Pete Goldberg (3), Melinda & Nigel Keep (14), Ida & Bud Krause (18), Donna Kana (22), Susie Zollinger (26), and Barbara & Fred Brewen (29).

QUORUM: A quorum of Board members was declared present

3.APPROVAL OF MINUTES: March 21, 2012 Board Minutes were approved as presented.

4.TREASURER'S REPORT: Financial Reports as of April 24, 2012, were submitted and approved by the Board. The Financial Report as of March 21, 2012, was resubmitted with more detail, and was also approved.

Summary: There were more expenses paid in the March 21st through April 24th period than in the prior period. The Operating Account at 04-24-12 was \$3,556 less than at 03-21-12. There was a transfer of \$4,000 from the reserve account to the operating account during this period to cover the additional paid expenses.

Ending Balances:

	<u>APRIL 24</u>	<u>MARCH 21</u>	<u>B/(W)</u>
Operating Acct	\$ 5,237	\$ 8,793	\$(3,556)
Reserve Acct	\$39,038	\$43,038	\$(4,000)

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5.PRESIDENT'S MESSAGE: The President presented a message concerning Water Pipes, The Assessment, Board Membership and Building Repairs and Construction. Please see the attached message.

6.ARCHITECTURAL COMMITTEE:

a.Spa repair – The Board approved the cost, not to exceed \$8,000, for the Spa repair, pending the presentation of a detailed contract from all parties to the Board. Work is expected to begin about May 18th, once the detailed contract is approved.

b.Lighting – Matt was able to fix the non-working ornamental lights. More information and costs are being sought for changing to photo-electric sensors from the timers in our common areas.

c. Keys to the back gate lock – Barbara Brewen is holding keys to the back gate. Please see Barbara if you'd like a key to the back gate. Barbara will let you know the cost of each key.

d. Information is being sought for pressure closers for the garage and gym doors.

7.LANDSCAPE COMMITTEE:

a. Adjustment of sprinkler timers will be followed-up before next meeting.

b.The olive trees were sprayed Monday, April 23rd, in accordance with our contract.

c.The citrus trees have been sprayed and should show green leaves soon.

d.The new plantings are taking hold and are thriving.

e.The camellia is scheduled to be replaced (at the landscaper's expense) by the end of the month.

8.OLD BUSINESS:

a. Ballots for the \$650 assessment will be distributed beginning May 22nd. They will be due back to the Board no later than the time of the General Meeting, Saturday, June 23rd at 11a.m. Directions will be included in the ballot package.

b. Nominating committee – Barbara Harshaw is the chair, and Ida Krause and Fred Brewen are on the committee. Mel Green, Brett Levin, Barbara De Cuir and Barbara Harshaw have agreed to run again for the next year. Also on the ballot will be Ida Krause and Ilan Zollinger.

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- Let Barbara, Ida or Fred know **in writing** if you would like to run for office or if you would like to nominate someone for a Board position. If someone is nominated, we will need his/her okay **in writing**. We need this information by May 10, 2012.

- Ballots will be distributed starting May 22, 2012. They will be due back to the Board no later than the time of the General Meeting, Saturday, June 23rd, at 11a.m. Directions will be included in the ballot package.

c. The lockable room for HOA repair and construction equipment in the gym will be following the same schedule as the Spa repair.

d. We are still waiting for more information about the new law requiring mandatory recycling.

9.NEW BUSINESS:

a.Policy clarification – Common area maintenance. The President will be preparing a policy to present to the Board to be included in the Rules & Regulations of the HOA. Please see the last paragraph of the President's Message.

b.Matt is putting together a project to clean the dryer vents of any and all units that request this service. This will be at the owner's expense. The HOA suggests that units that have not had this service performed in a long time should consider this service carefully. It will reduce drying time and may prevent possible fires. Costs will be related to the length of the hose.

c. A listing of residents, their units, and their telephone numbers will be e-mailed to all within the next couple of weeks. Please review your listing to ensure we have names spelled correctly and numbers entered correctly.

10.NEXT MEETING: TUESDAY, MAY 29, 2012.

- **GENERAL MEETING OF THE HOA: SATURDAY, JUNE 23, 2012, 11:00 a.m.**

11.ADJOURNMENT: 8:10 p.m.