

VISTA DEL PARQUE ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277

MINUTES OF THE MARCH 19, 2019 BOARD MEETING - Unapproved

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

ROLL CALL:

Board Members Present: Barbara De Cuir (1) and Michael Casey (2).

Home Owners Present: Eric De Cuir (1) Mel Green (9) Stephani Chavez (13) Cynthia Adkins (14) Barbara Harshaw (17) Sonia Rizkin (21) Donna Kena (22) Sandy Haffey (25) Patricia Jafet (28) Steve Cammerata (Mgmt. Company).

QUORUM: A quorum of Board members was declared present.

2.APPROVAL OF MINUTES: The November 19, 2018 Board Meeting's minutes were approved as presented and will be filed.

3.TREASURER'S REPORT: Financial Reports as of September 28, 2018, were submitted and filed. Total current assets as of February 2019 were \$92,613, as follows:

	<u>February 2019</u>
Operating Acct	\$20,016
Reserve Acct	<u>\$72,597</u>
	\$92,613

Reviewed January 2019 and February 2019 Financial Reports on March 19, 2019.

The Board is looking into having a one-time assessment to boost the reserve funds.

4.PRESIDENT REMARKS: Wasps/Bees between units 8 and 9 have been eliminated. Screening has been placed over the vents to prevent more infestation. Please note that the pest control company has advised us that this summer there will be a high wasp year because of the rains. Please alert the board if you see any signs of wasp or any insect infestation so we can eradicate it early.

There was a water leak reported in the garage in front of parking space 5. It was ground water seeping through.

Roof over unit 32 has been replaced. It had many leaks and was replaced in February. Unit 25 has been treated of roof leaks and they have not been resolved to date. Also, unit 28 requested the roofers check a stained ceiling area of the corresponding her roof.

MINUTES OF THE MARCH 19, 2019 BOARD MEETING (Cont'd)

5.ARCHITECTURAL COMMITTEE

The committee has not checked the decks in the for structural soundness, because of the rains. They have not committed to checking them in the next couple of weeks. Once they have done the inspections, they will report back to the board. If any irregularities are found, the homeowner will be contacted. Burden of any repair costs will be based on the schedule in the CC&Rs.

6.OLD BUSINESS: See Architectural Committee.

7.NEW BUSINESS:

- a. Board of Directors Election for 2019 and 2020 fiscal year. Information will be sent to the homeowners in the coming weeks.
- b. Gym deck leak and back doors. Gym leak is being evaluated and the deck may need replacing. Also, upon entering the Rec. Room some of the ceiling has collapsed. There is a leak in that deck as well. So, both decks will probably need to be replaced. Gary from G&G will be giving us a bid on the cost of re-surfacing the decks.
- c. Spa pump is not operating properly. We have been given two bids and have accepted Mike Moffit's bid of \$350 to fix/replace the pump.
- d. Treatment of wasps/bees. See Presidents Remarks.
- e. Termite treatment of units and possible tenting of buildings. Gary of Coast Chem Exterminating attended the meeting to discuss the issue. Between 7 to 10 units have been treated over the past several years. A couple of the units have had to be treated multiple times and the pests are popping up again and again. Our last tenting was around 2009 and before that was 1998. Therefore, it was decided that we need to tent this year. A general meeting will be held on April 2, 2019 to review the overall strategy and tenting will occur between June 28 and July 1, 2019. A letter will be sent out informing the homeowners of the up-coming meeting.

8.Additional Comments from Homeowners present – Patricia Jafet stated that she and several other at the meeting are having problems with opening the garage entry door. Cammarata Management will contact the garage door company to come out and extend the antenna.

Unit 31 needs to replace her furnace and requested access to the roof. Also Unit 31 requested approval to replace her windows. She needs to complete the paperwork.

9.DATE OF NEXT MEETING: The Next Board Meeting To Be Determined.

10.ADJOURMENT: 9:00 p.m.