

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE SEPTEMBER 26, 2012 BOARD MEETING

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

ROLL CALL:

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

Home Owners Present: Stephanie Chavez (13), Sandra Malik (27), Barbara Brewen (29), Marci O'Brien (31) and Shirley Wood (32).

QUORUM: A quorum of Board members was declared present.

2. NOTICES OF IMPORTANCE:

If homeowners and/or their guests insist on smoking on the common area decks, please ensure you bring your own ashtrays. Do not extinguish your smokes on the floor or the furniture. Damage has already occurred. We expect all homeowners, all tenants and all guests to abide by this request.

3. APPROVAL OF MINUTES: August 15, 2012 Board Meeting Minutes were approved as corrected.

4. TREASURER'S REPORT: Financial Reports as of September 26, 2012, were submitted and filed.

Summary: Most expenses had been received and paid by September 26th, while all expenses for the month of August had not been received and paid by August 15th. This made for most of the difference of \$2,353 in the Operating Accounting.

The Treasurer pointed out that the financial reports showed pipe leak expenses on separate lines for plumbers, unit labor and unit material expenses. The reports also show income from the Pipe Leak Repair Fund on its own line. There was no transfer of funds to or from the Reserve Account to or from the Operating Account during period. Reserve Account Interest for September was not yet posted.

Ending Balances:

	<u>SEPT. 26</u>	<u>AUGUST 15</u>	<u>P/(N)</u>
Operating Acct	\$ 3,765	\$ 6,118	\$ <2,353>
Reserve Acct	\$ 32,862	\$ 32,862	\$ 0

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5. ARCHITECTURAL COMMITTEE:

- a. Water pipe leaks in units 13 and 12 were identified and repaired.
- b. A special report on the progress of our re-piping activities will be presented at our next HOA Board Meeting on November 7, 2012..
- c. CONTINUAL NOTICE TO ALL UNITS: Please check all of your closets and storage areas, at least monthly, for water pipe leaks. Don't just look down, look up as well. If you see a leak, contact a Board member immediately.**

6. LANDSCAPE COMMITTEE:

Deferred.

7. OLD BUSINESS:

- a. Discussion of the Time Warner Bulk Cable/Wireless proposal is deferred.
- b. Disposal of hazardous materials – it was discussed that disposing of hazardous and electronic waste in our trash bins is not legal and could result in special charges to the HOA. One of our homeowners volunteered to make or find signs to that effect to post near the trash containers.
- c. Spa operating hours were discussed. The Spa will open at 7 a.m. every day. It will close at 10:00 p.m. Sunday – Thursday and at 11:00 p.m. Friday and Saturday. Also, glass bottles, plates, drink containers, etc., are not allowed anywhere in the Spa area. One of our homeowners (see above no. 7.b.) also volunteered to make signs about Spa hours and non-allowance of glass materials to post in the Spa. The Board approved up to \$25 for the signs.
- d. Two of the decorative lights in front of the 5924 building were not working and two downstairs walkway lights needed new bulbs. Barbara Harshaw will look into ensuring all common area lights are in working order.

8. NEW BUSINESS:

- a. A special report on the progress of our re-piping activities will be presented at our next HOA Board Meeting on November 7, 2012.**

9. NEXT MEETING: NOVEMBER 7, 2012

10. ADJOURNMENT: 8:00 p.m.