

VISTA DEL PARQUE HOMEOWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE JUNE 29, 2013 ANNUAL MEETING

1. CALL TO ORDER: Meeting was called to order at 11:12 a.m.

ROLL CALL:

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

Home Owners Present: Miae Lee (3), Sue Mansour (4), Ray Southstone (11), Lily Grybauskas (14), Anne Clary (15), Bud Krause (18), Rebekkah Halliwell & David Sands (23), Jeanne Kelly (24), Patricia Jaffet (28), Barbara & Fred Brewen (29), and Monica Wood (32).

QUORUM: A quorum of Board members was declared present.

2. APPROVAL OF MINUTES: May 15, 2013, Meeting Minutes were approved as corrected.

3. NOTICES OF IMPORTANCE:

a. **Continual Notice to All Homeowners and Tenants - 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.**

b. **The first scheduled payment of \$400 for the 2013 Special Assessment is due August 1, 2013.**

c. **Homeowners and Tenants - Please do not leave doors open to the garage.**

d. **Homeowners, Tenants and Guests– In addition to the HOA Rules and Regulations, County and City Ordinances require that all dogs be kept on leashes at all times within the complex except when in the confines of the Unit.**

4. COMMENTS FROM HOME OWNERS:

There were no comments from home owners at this time.

5. TREASURER'S REPORT:

Summary: Financial Reports as of June 29, 2013, were submitted and filed. It was pointed out that all expenses (bills received) were paid to date. There were no transfers between the Reserve Account and the Operating Account during this period. Approximately 15% of the 2013 Special Assessment has already been received.

**VISTA DEL PARQUE HOMEOWNERS' ASSOCIATION
MINUTES OF THE JUNE 29, 2013 ANNUAL MEETING**

5. TREASURER'S REPORT (Continued):

Ending Balances (on a cash basis):

	<u>JUNE 29, 2013</u>	<u>MAY 15, 2013</u>	<u>P/(N)*</u>
Operating Acct	\$ 3,375	\$ 9,371	\$ (5,996)
Reserve Acct	\$ 58,406	\$ 43,400	\$ 15,006

* P = Positive change from the previous month.

* (N) = Negative change from the previous month.

6.ARCHITECTURAL COMMITTEE:

a. Water pipe leaks – The HOA is struggling to keep costs down. In July, Mel Green, Eric De Cuir, Matt Quinn and All Pro Plumbers will inspect all lower level units to note what repiping has already been completed in each unit. They will then come up with a plan to complete the replacement of the remaining old pipes, including costs. The current plan is to do the repiping in blocks of units. The HOA will also solicit the Management Company's suggestions and input, including other estimates.

b. Miscellaneous repairs – As of now, only repairs that pose a safety issue for the complex will be undertaken.

7.LANDSCAPE COMMITTEE:

Sally Hohman and Jean Kelly wrote additions to the HOA's Rules and Regulations for the upper level common areas, including illustrations to more easily and clearly show the upper level common area landscaping. These new Rules and Regs were distributed to all Homeowners. The Board will begin clean-up as soon as practicable.

8.OLD BUSINESS:

a. Steve Cammaarata, of Cammarata Management, was introduced. He spoke about his monthly walk-throughs of our complex, garage area clean-up, guest parking signs and new Rules and Regs for the area, invoices for payment of monthly HOA fess, billing, etc.

b. There was a discussion about electrical car charging stations. New laws are being enacted to cover this area for multiunit housing complexes. As we gather more information from other sources, such as electricians and Southern California Edison, we will move forward to include Rules and Regs for this important area.

**VISTA DEL PARQUE HOMEOWNERS' ASSOCIATION
MINUTES OF THE JUNE 29, 2013 ANNUAL MEETING**

8. OLD BUSINESS (Continued):

c. Updates to the HOA's Rules and Regulations – The Board is working hard to update the Rules and Regulations, and to include the new areas about the upper level common area, the visitor parking area and information about electrical vehicle charging stations. Once the updates are completed, they will be distributed to all homeowners and tenants.

9. NEW BUSINESS:

a. New 2013-2014 HOA Board of Directors - 29 Ballots were received from our homeowners. The ballots were opened and counted by Barbara and Fred Brewen. The five (5) candidates with the most votes were:

Barbara De Cuir
Chris Grybauskas
Barbara Harshaw
Ida Krause and
Brett Levin.

These five will meet at an Executive (closed) Session on July 9, 2013 to discuss the organization of the new Board.

Mel Green, President of the 2011 -2012 and 2012 -2013 Boards did not run for office. He was thanked by the Board and the guests for his service. Mel also gave a moving talk and tribute to the Boards, owners and tenants.

b. The Board reminded all homeowners and tenants to be cognizant of noise levels in their units, and in the use of the HOA's common areas.

10. ADDITIONAL HOME OWNER COMMENTS – A homeowner submitted plans for new storage cabinets in her garage parking space.

11. DATE OF NEXT MEETINGS: Wednesday, August 7, 2013, 7:30 p.m.

12. ADJOURNMENT: 12:10 p.m.