

THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF VISTA DEL PARQUE ASSOCIATION

November 10, 2014

ROLL CALL

BOARD MEMBERS PRESENT

Barbara De Cuir (BD)
Barbara Harshaw (BH)
Stephanie Dubois (SD)
Tarek Mansour (TM)]

OTHERS PRESENT

Jamie Collins, Recording Secretary

HOMEOWNERS

Kent Attridge, 19
Donna Kana, 22
Mel Green, 9
Jon Eric De Cuir
Patricia Jafet, 28

CALL TO ORDER

The following are the Regular Board Meeting Minutes of the Board of Directors of Vista Del Parque Association, held on November 10, 2014. Board President, Barbara De Cuir, called the meeting to order at 7:05 p.m. Barbara De Cuir and Barbara Harshaw began the meeting addressing the following issues:

1. Please clean up after your pets. Homeowners have informed the Board & CMI that people are not cleaning up after their pets.
2. Junk mail is being left on the ground near the mail boxes on the 5924 side.
 - a. The Board will post a sign on the mailboxes asking the residents to not leave the junk mail on the ground. Stephanie will post the sign
 - b. Barbara Harshaw will contact LA times and request that the papers not be left by the mailboxes
3. The paints stored in the storage room are not hazardous.
4. 2015 will begin garage clean up initiative.
5. Issue with the roof on 31 – Barb De Cuir indicated that the roofer that Darryl with Mutual Roofing is taking care of the repairs.

APPROVAL OF MINUTES

The Board approved the September 2014 Meeting Minutes with an amendment to the minutes.

A **Motion** was made and passed to accept the September 2014 Meeting Minutes as amended.

(M/S/P- BH/SD/ALL)

Stephanie Dubois will be emailing the approved minutes from September 2014 to all the homeowners.

HOMEOWNER'S FORUM

*Mel Green is concerned about the traffic problems due to new developments and we should have a presence at the public hearing. Mel requests that the Board send the City of Torrance a letter expressing their concerns.

*Kent Attridge has had sewage backups in their unit twice in the last 6-8 months and the plumber guaranteed it will happen again. The Board will have Joe from Ameri-Cal Plumbing and Re-piping come out to investigate the issue.

*Kent Attridge (19) is reporting that the spa has excessive chlorine fumes. Tarek Mansour is to talk to Larry the spa guy to discuss the issue.

*Patricia Jafet (28) is requesting that Ameri-Cal come out to look at her unit because since the re-piping, there is no water pressure in the upstairs bathroom.

* Donna Kana (22) asked about a reduction in the HOA monthly dues by \$50.00. Barbara De Cuir indicated that the board would be reviewing the additional reduction this summer.

TREASURER'S REPORT

The Board reviewed the Treasurer's Reports

As of October 31, 2014 -

| | |
|-----------------------------|----------------------|
| Chase – Operating Checking | \$ 29,734.96 |
| Chase – Operating Savings | \$ 73,988.41 |
| Total Current Assets | \$ 103,723.37 |

A **Motion** was made and passed to accept the Treasurers' Report to ensure that the operational account carries only 10-20% over of Vista Del Parque's monthly operating expenses and the remaining amount be transferred to the

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reserve account. Money may be drawn from the Reserve Account ~~except~~ in emergency situations. (M/S/P=BH/SD/ALL)

ARCHITECTUAL COMMITTEE REPORT

Committee Members: Tarek Mansour, Mel Green & Jon Eric De Cuir

Gym Enlargement/Upgrade & Equipment – Several bids were presented for this project. However because of the moisture, the gym area will remain very humid. It was decided that the committee research more and present the entire scope of work to the Board.

Lighting Replacement/Repair – The Board commissioned Moffitt Electric to replace all bulbs with LED lighting lasting 7-10 years and adding a photocell to the common lights that will be controlled by the gym timer for the pool deck costing \$1400. A **Motion** was made and passed to accept the bid from Moffitt Electric in the amount of \$1400 to replace the bulbs with LED and install a photocell to the pool deck controlled by the gym timer. (M/S/P=BH/SD/ALL)

Stair Railings – Tabled till January 2015 meeting.

Maintenance of Walkway Boards – The Board requests that the architectural committee take a look at the walkway boards and inform the Board on what needs to be done to secure the walkway boards.

LANDSCAPING COMMITTEE REPORT

Committee Members: Ida Miller-Krause & Jeanne Kelly

*Jeanne reports that there are some diseased begonia plants that are being replaced.

OLD BUSINESS

Update Governing Documents – The Board received three bids to update the Governing Documents. Daniel Shapiro's firm was chosen. Because the Rules & regulations and a general meeting of the Homeowners were added, additional monies need to be allocated. A **Motion** was made and passed to amend the amount for updating the governing documents to not exceed \$10,000. (M/S/P=BH/SD/ALL)

2015 Reserve Study – Vista Del Parque is due for a site inspection this year. The Board has received three bids and choose Strategic who presented their study. **Motion** was made and passed to move forward with the 2015 Reserve Study. (M/S/P=BH/IMK/ALL) A **Motion** was made and passed to approve the 2015 Reserve Study submitted by Strategic Reserves with the modifications. (M/S/P=BH/SD/ALL)

Re-Piping Recap – Income & Expense Chart, updated 11/6/14

Income

| | |
|------------------------------|---------------------|
| Total Paid by Owners to Date | \$300,500.00 |
| Total Owed by Owners to Date | \$9,900.00 |
| Reserve Subsidy | \$5,073.35 |
| Total Income | \$315,473.35 |

Expenses

| | |
|------------------------------------|---------------------|
| Total Invoices Paid by HOA to Date | \$315,473.35 |
| Total Expenses | \$315,473.35 |

Garage Clean-Up – Several owners have starting cleaning their parking spots and hope this will continue. There are still about 4-6 parking spaces in need of cleaning. Ongoing

Ida Krause Appointed to the Board – A **Motion** was made and passed to appoint Ida Krause to the Board as Treasurer. (M/S/P=TM/BH/ALL)

NEW BUSINESS

Budget Approval – A **Motion** was made and passed to accept the 2015 proposed budget with the amended changes. (M/S/P=BH/SD/ALL)

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| ADJOURNMENT |
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The Regular Board Meeting of the Board of Directors was adjourned at 8:26 p.m.

The next meeting will be scheduled for Mid-January 2015.

Submitted by:

Approved by:

| | |
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| _____ Jamie Collins Recording Secretary | _____ Date |
|---|---------------|

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|------------------------------------|---------------|
| _____ Barb De Cuir President | _____ Date |
|------------------------------------|---------------|

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|--|---------------|
| _____ Stephanie DuBois Secretary | _____ Date |
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