

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE APRIL 17, 2013 BOARD MEETING

1. CALL TO ORDER: Meeting was called to order at 7:06 p.m.

ROLL CALL:

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

Home Owners Present: Eric De Cuir (1), Paul Makowski (8), Stephanie Chavez (13), Lily Grybauskas (14), Donna Kana (22), and Barbara & Fred Brewen (29).

QUORUM: A quorum of Board members was declared present.

2. APPROVAL OF MINUTES: March 20, 2013, Meeting Minutes were approved as presented.

3. NOTICES OF IMPORTANCE:

a. 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.

b. Home owners and tenants – Please remember that our visitor parking area is for temporary visitor parking only.

c. Home owners and tenants are reminded to keep their parking spaces clear and uncluttered.

4. COMMENTS FROM HOME OWNERS:

Donna Kana noted that a lower walkway light fixture was broken and that a door from the lower walkway to the garage was closing with a slam. The Board was aware of both problems. The light fixture will be inspected and the door has been fixed.

5. TREASURER'S REPORT:

Summary: Financial Reports as of April 17, 2013, were submitted and filed. It was pointed out that all expenses (bills received) have been paid to date.

There was a transfer \$18,000 from the Operating Account to the Reserve Account during this period. Reserve Account Interest accounted for an additional \$4.

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5.TREASURER'S REPORT (Continued):

Ending Balances (on a cash basis):

	<u>APRIL 17, 2013</u>	<u>MARCH 22, 2013</u>	<u>P/(N)*</u>
Operating Acct	\$ 5,546	\$ 15,906	\$ (10,360)
Reserve Acct	\$ 50,895	\$ 32,891	\$ 18,004

* P = Positive change from the previous month.

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

6. ARCHITECTURAL COMMITTEE:

a. Water pipe leaks – Nothing new to date on comparable costs. Mel and Fred will follow-up on this. Units 16 and 17 have leak damage requires repair, which will begin next week. A contract was issued for mildew/mold abatement in Unit 8. Piping and wall repairs will then be discussed.

b. Spa drain – No further news. Options for mitigating possible future leaks are being discussed.

7. LANDSCAPE COMMITTEE:

No further news since the quarterly report. Jeanne Kelly asked that if anyone had questions about the landscaping to get in touch with her. Sally Hohman is working on a rendering of the complex to more easily and clearly show landscaping projects.

8. OLD BUSINESS:

a. Nominating Committee – Nominations for the 2013-2014 VDPHOA Board of Directors must be submitted to the Committee, in writing, by May 15, 2013. This will give the Committee just enough time to prepare and distribute the ballots.

b. Management Companies – At an Executive Session of the Board of Directors, the Board discussed contracting with a Management Company and discussed two companies in which we were interest.

1. At the Board Meeting, the Board discussed the option of contracting with a Management Company, and home owners asked questions and received clear answers. This option was then moved, seconded and passed by the Board.

2. Additionally, the Board discussed choosing the Property Management Company and moved, seconded and passed the motion to hire Cammarata Management, Inc.

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8. OLD BUSINESS (Continued):

3. The Board then moved, seconded and passed a motion to rescind the \$50 increase in HOA fees that was effective February 1, 2013. The HOA fees will fall back to the January 2013 amounts as of May 1, 2013.

c. Damaged Wall in Visitor Parking – The wall has been successfully repaired and sealed. Painting will soon follow. The cost of repairs was handled by the insurance company involve.

9. NEW BUSINESS

a. Special Assessment Ballots - The ballots were opened and counted by Barbara and Fred Brewen. The results are as follows:

Total number of ballots returned:	30
Total number of ballots "for" the Special Assessment:	26
Total number of ballots "against" the Special Assessment:	1

Three (3) of the 30 ballots were not counted in either the "for" or "against" categories, because they were not presented to the Board as instructed (there were no signatures on the return envelopes).

b. Any home owner who wants to make changes/additions to a common area in the complex must obtain written approval from the Board of Directors. Permits may be required. All costs and maintenance will be the responsibility of the home owner. Any on-going costs related to the changes/additions (i.e., electrical usage for an additional switch box) must be clearly and reasonably quantifiable. The Board will continue discussion on this matter.

10. ADDITIONAL HOME OWNER COMMENTS - There were no further comments.

11. DATE OF NEXT MEETINGS: Wednesday, May 15, 2013, at 7:00 p.m. and HOA Annual General Meeting is Saturday, June 29, 2013, at 11:00 a.m.

12. ADJOURNMENT: 8:20 p.m.