

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE NOVEMBER 7, 2012 BOARD MEETING

1.CALL TO ORDER: Meeting was called to order at 7:08 p.m.

ROLL CALL:

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

Home Owners Present: Jon De Cuir (1), Paul Makowski (8), Lily & Chris Grybauskas (14), Bud Krause (18), Donna Kana (22) and Ruth & Rebekkah Halliwell (23).

QUORUM: A quorum of Board members was declared present.

2.NOTICES OF IMPORTANCE:

The 2012 Special Assessment is due and payable by December 31, 2012.

3.APPROVAL OF MINUTES: September 26, 2012 Meeting Minutes were approved as presented.

4.TREASURER'S REPORT: Financial Reports as of November 7, 2012, were submitted and filed.

Summary: In October, expenses outpaced income by \$1,928. The Treasurer pointed out that, as of November 7th, the HOA has received \$7,520 from homeowners paying the 2012 Special Assessment early. The Landscaping Company raised their rates by \$12 a month, within contract provisions. There was no transfer of funds to or from the Reserve Account to or from the Operating Account during period. Reserve Account Interest accounted for the additional \$13.

Ending Balances:

	<u>NOV. 7</u>	<u>SEPT. 26</u>	<u>P/(N)</u>
Operating Acct	\$ 1,832	\$ 3,765	\$ <1,933>
Reserve Acct	\$ 32,875	\$ 32,862	\$ 13

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5.ARCHITECTURAL COMMITTEE:

a. Water pipe leaks in unit 31, which also affected units 30 and 32, were identified and repaired. Cost of the repairs is an issue that will be discussed as the presentation on re-piping activities in New Business.

b. 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:

The 3rd Quarter Landscaping Committee Update is attached to these minutes.

7.OLD BUSINESS:

a. Discussion of the Time Warner Bulk Cable/Wireless proposal is deferred.

b. Spa hours/signage was not discussed, as the volunteer did not present any materials to the Board. Deferred to next meeting.

The temperature in the Spa was discussed – water was only luke warm. It appears this is a timer problem, and Brett will look into it.

c. All common area lighting is working, without having to call in an electrician. Matt corrected the problems with the decorative lights in front of the 5924 building and replaced bulbs in the downstairs walkway. Fred and Patricia have bulbs for the decorative lights.

d. The HOA needs a new trash/recycling contract. It seems that our present contractor just raised our monthly fee without adding the recycling unit to their premises. Chris Grybauskas, a new homeowner in Unit 14, volunteered to get information from other companies.

8.NEW BUSINESS:

a. News about units: Unit 5 is vacant; Unit 15 is being shown and Unit 19 is in foreclosure.

b. Presentation on the progress of re-piping activities.

1. Board action to date:

- Monitored since fall of 2009.
- Entire process of installing the original copper piping was done improperly.
- Info presented to homeowners in November 2011.
- Board presented homeowners with several options.

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- The Board approved an increase in HOA fees by \$50 per month, per Unit, for 2012, and proposed the collection of a special assessment of \$650 per Unit for 2012. The special assessment was passed by Homeowners by a huge margin, 24 for and 5 against. The Board presented this option as the first year of a three-year program.
- With this option, the plan was to repair leaks as they occurred, replacing whatever other pipes were convenient. Cost was estimated to be @ \$3,000 per unit (HOA responsibility).

2. Present situation:

- Now we are looking at replacing more of the piping near the leaking pipes. With more work, costs go up to @\$6,000 per unit (HOA responsibility).
With the cost almost doubling, the HOA is in a financial bind.

3. Recommendations:

- Create an "as-built" Plumbing Plan of the complex, with work to be completed by the end of December 2012.
- Continue with the second year of the three-year plan, raising the HOA fees by \$50 per unit and considering a special assessment for 2013.

4. Action

- The Board Members voted unanimously to raise the HOA fees by \$50 per Unit, effective February 1, 2013.

c. Other recommendation – Sandra Malik volunteered to get bids from pipe replacement specialists to learn if repiping could be done at a lower cost. Who would bear the responsibility of this cost has not yet been discussed or determined.

9.NEXT MEETING: THERE WILL BE NO BOARD MEETING IN DECEMBER. NEXT BOARD MEETING IS TENTATIVELY SCHEDULED FOR JANUARY 16, 2013.

10.ADJOURNMENT: 8:25 p.m.