

Vista View Homeowners Association Meeting Minutes

April 26, 2013

I. Call To Order

Donna Tapella, Board President called to order the regular meeting of the Vista View Homeowners Association at 7:07 p.m. on April 26, 2013 at the home of John and Norma Heinrichs.

II. Roll Call

The following persons were present:

Carolyn Barbaglia
Donna Tapella
Barbara Gettis
Shannon Deimling
Dean Raymond
Jim Panfil
John Heinrichs
Norma Heinrichs

III. Approval of Previous Meeting Minutes

a. Notes of previous meeting minutes were read by Donna Tapella, approved by the board.

IV. Open Discussion

a. No Open Discussion

V. Old Business/New Business

a. Jim Panfil opens discussion with an agenda of four points

1. *What is a homeowners association?*

Jim presents his definition of what a homeowners association is and passes out copies of the Deed to his home.

2. *Governing California Law- Board Elections*

Jim asks question. "Why was there not an election on March 1st as the CC&R's state?"

The board responded that for the past 15 or more years elections have typically been held in September so that it can be hosted by the pool area, which is large enough to accommodate larger groups of people and is not in the middle of winter.

Jim also inquired about who counted the ballots at the last election.

The board responded that they were counted by Tom Brozene and Larry Sampson, both Vista View homeowners.

3. *Purpose of an HOA*

Jim Panfil asks how the association is handling HOA due delinquencies.

The board responded that when delinquencies occur, every effort is made to work out a payment plan with the homeowner. Putting a lien on a property is a last resort when it becomes apparent that the homeowner either will not or cannot catch up.

4. *Selective Enforcement of CCR's is a Violation of California Law*

Jim Panfil accuses the HOA of selectively enforcing which of the CC&R laws to enforce

The Board of Directors encourages Jim Panfil to take matters in to legal hands if he feels he has been discriminated upon by the Property management company sending him letters on behalf of the HOA to remove the large stickers from his front window. The board informed Jim that he will be fined for his violation in accordance with CC&R guidelines.

VI. New Business

- a. Donna Tapella asks if there is any new business. There is no new business to discuss

VII. Adjournment

- a. Donna Tapella, Board President adjourned the meeting at 7:33 p.m.

Minutes submitted by: Shannon Deimling, Board Secretary