

## **VISTA DEL PARQUE H.O.A. BOARD MEETING**

**TUESDAY, April 29, 2014, 7.30 P.M.**

### **Minutes**

1. Call to order 7.37pm. In attendance: S. Chavez, M. Greene, D. Kana, B. Brewen, F. Brewen, S. Rizkin, E. DeCuir, S. Chelimsky, Board Members B. DeCuir, B. Harshaw, I. Krause, B. Levin, C. Grybauskas.

2. Review and approval of the February meeting minutes. Approved.

3. Comments from Home Owners who wish to present HOA-related items to the Board. Comments are limited to 2 minutes for each speaker.

a. Mel Greene asked to have asbestos abatement report distributed to all homeowners. A cover letter will be drafted in the next week, and sent to everyone, along with this report, for your records.

b. Donna Kana asked about assessment collection. Board notes that everyone has paid some portion of the assessment, most have paid all, and the outstanding amounts are included in Letters of Intent that homeowners have signed, if they did not pay the entire amount by April 1.

c. Mel asked if dues would be decreasing as planned. Monthly dues will go down by \$50 once the repiping project is done and paid for.

d. Barbara Harshaw reminded everyone that our garage doors are often left open during the day, to allow repiping work. Keep this in mind if you have valuables such as bikes stored in our garage.

e. Ida Krause noted that work in her unit, #18, is almost done, and that they are doing excellent work, including upgrading some recent work that was not up to plumbing code.

f. Fred Brewen notes that the work done in his unit, #29, was "superlative." However there was some damage to his crown molding during his asbestos abatement, and this is to be remedied by the asbestos company.

g. Ida warned everyone that the repiping work creates a lot of dust, despite the best efforts of the work crew. She suggested taking animals and children out of the house during the work, and to cover everything you can. The workers come prepared with plastic sheets for most furniture covering.

h. Sonia notes her washing machine was moved during the work, and now seems to rattle and be unbalanced. A piece of wood floor trim was also damaged. Steve C. our owners rep, is aware of this and will investigate.

i. Barb DeCuir introduced Steve Chelimsky to the group. He is serving as our owners representative during the repiping. He is here most mornings and late afternoons. In addition to supervising the work for us, he will be working, along with plumbing foreman Alex, on a map of the plumbing project for our future records.

4. Treasurer's report (Feb/Mar 2014). Total assets, \$73,541.60. Reserve fund \$61,508.06. These data as of March 31, which does not include much of the assessment money collected.

5. Architectural Committee report: **Plumbing Update:** There is a map posted in the Rec room which shows the progress of the work. Much of the work in the upper units is done, and individual water shut offs have been added to all upper units. Some lower units will be able to have these, but for some this will not be possible. Now, 5920 and 5924 have separate water mains in the new system, dividing the complex in half. Copper pipe samples of old and new pipe were passed around.

6. Old business.

a. Garage clean up: Once done with repiping, Board will start asking residents to clean up garage areas that have become cluttered. **We will schedule a Bulk Item Pick Up with trash company Athens one Saturday in June, TBD.**

b. Lighting: Porch light outside Unit 26 reportedly fixed by Cammarata.

7. New business.

a. Elections: Committee of Ida Krause, Barbara Harshaw and Barbara De Cuir formed to manage Election. Cammarata Management will assist in the election process as well. **Meeting and Election to be held July 2, 2014 at 7pm.** Anyone interested in running should contact this committee.

8. Additional comments from Home Owners who wish to present HOA-related items to the Board. Comments are limited to 2 minutes for each speaker.

a. Steve Chelimsky notes that many of the lower units will require "back-to-back" repiping, that is, work in one unit will spill over into the next in order to access the pipes in shared walls. Most of the owners affected are already aware of this. He notes some recent repiping work has been upsized to ¾ in. pipe during this project. Most stucco work has not been done yet, as getting people back to normal life indoors has been the priority to this point. Spa has been repiped recently and will not be redone, but showers in spa area will be repiped.

b. Stephanie Chavez asked when we can expect drywalling to start, after repiping. 24-48 hours after piping, the key is that work is inspected before walls are closed up. If unit needs asbestos abatement, this will be paid for by repiping project funds, only in areas that must be accessed. If you would like other areas abated, you must hire contractor yourself, though this would be an opportune time to do this, during the repiping project.

c. Sonia Rizkin notes she hired a painter to paint her patched walls, for only \$700. Great deal, residents are encouraged to share this information with neighbors.

**9. Date of next meeting: May 20, 7.30pm.**

10. Adjournment, 8.31pm.