

Vista View Homeowners Association

Annual Budget Meeting Minutes – November 29, 2016

I. Call Meeting to Order

- a) Time & Location:
 - Meeting called to order at 7:00 pm by Dean Raymond, board president
 - Meeting location at 8757 Jan Drive
- b) Attendees:
 - Property Manager: Carolyn (South Valley Property Management)
 - Board members: Dean Raymond, John Heinrich, Beth Miller, Donna Tapella
 - Homeowners: none

II. Old Business

- a) HOA continues to receive complains about a homeowner who daily and consistently over-waters her lawn, even after it rains, to the degree that it runs freely down the sewer drain and is wasting a lot of water. Although this is an extreme waste of water, the HOA has no jurisdiction and is an issue between the owners and the city. Complaints should be made to the City of Gilroy water service.

III. New Business /Open Discussion:

- a) Reserve Study: The HOA received the 2017 reserve study and is posted on the Vista View website. The HOA is 106% funded and in good shape.
- b) Street paving: Reserve Study requires street repairs in 2017. Jan, Brentwood, and Anson Court due for an Asphalt overlay and slurry seal. Last repairs done in 2010. Carolyn received proposals from Coastal Paving and Pacific Resurfacing. Estimated costs around \$40k.
- c) 2017 Budget: Budget approved. No major changes from previous years. HOA dues will not be increased in 2017.
- d) Vista View website. Website interface upgrade is being required by Go Daddy, the web host company. The board approved the upgrade which will be completed by January 2017.
- e) Basketball hoop: Homeowner requested approval to install either a permanent or portal basketball hoop in their driveway. After a lengthy discussion, the board regrettfully denied the request for safety and liability reasons. The board felt that since the driveways are short and the streets narrow, it's unsafe for both the kids and others. The likelihood that the ball will run into the street is really high, potentially hitting a car, or worse, having a child chase the ball and be hit by a car. It would also set precedent for other homeowner to install basketball hoops or other sports equipment outside, increasing the likelihood of property damage or bodily injury, thus increasing HOA liability.
- f) Elections: as of this meeting no other person has expressed interest in being on the board. There will be 2 open vacancies in 2017. Unless others express interest, the next elections are slated for 2018.

IV. Next Meeting: General Meeting

- a) Tuesday, February 7 at 7:00pm - 8757 Jan Drive
- b) Please call South Valley Property Management at 408.848.5480 for information or check the Vista View HOA website vistaviewhoa.com

V. Meeting Adjourned

- a) Meeting adjourned: 8:10 pm