

VISTA DEL PARQUE HOME OWNERS' ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE JULY 20, 2011 BOARD MEETING

NOTICES:

The 2011-2012 Special Assessment of \$313 from each unit was approved by a majority of home owners' votes. The assessment is due to the Treasurer by December 1, 2011. A special reminder will be delivered to each homeowner.

Please remember to break-down boxes before placing in trash containers.

CALL TO ORDER: Meeting was called to order at 7:04 p.m.

ROLL CALL:

Board Members Present: Mel Green, Brett Levin, Barbara De Cuir, Barbara Harshaw

Home Owners Present: Sandra Malik (27), Melinda Keep (14), Patricia Jafet (28), Eric De Cuir (1), Jeanne Kelly (24), Fred and Barbara Brewen (29).

QUORUM: A quorum of Board members was declared present.

APPROVAL OF MINUTES: June 25, 2011 Minutes were approved as written.

TREASURER'S REPORT: Financial Report as of June 30, 2011, was submitted (copy attached).

Summary: June 2011 payments were \$128 more than those of May 2011. There were no transfers from the operating account to the reserve account. To date, with only one-half of the fiscal year behind us, the HOA has spent 71.5% of the full fiscal year maintenance budget.

		<u>JUNE</u>	<u>MAY</u>	<u>B/(W)</u>
Ending Balances:	Operating Account	\$ 9,683	\$ 9,555	\$ 128
	Reserve Account	\$50,986	\$50,975	\$ 11

ARCHITECTURAL COMMITTEE:

-There continues to be numerous, costly repairs, mostly from plumbing leaks. The committee is to report back to the Board with options for going forward with these repairs.

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-Fascia Boards – Repair of Boards has been completed for 1 of the 4 buildings. The committee is to review need and cost of remaining buildings' repairs and report back to the Board before continuing to replace fascia boards.

-Wooden walkways of lower units are to be evaluated for necessary repairs.

-Discussion to continue about lower level balconies – exclusive use or common area. Further, written and approved rules about consistent repair products, procedures and processes are needed.

-Matt Quinn, a licensed home improvement contractor, has been hired by the Board to manage repairs that are the responsibility of the HOA. In an emergency, please contact Matt. Daytime, call his cell at 310-808-3717; evenings, call 310-792-0566. Any expenditures for repairs must be approved by the Board.

-Eric De Cuir is to see about obtaining a copy of the plans of the complex.

LANDSCAPE COMMITTEE:

-Gardening is now being performed on Wednesdays.

-An increase in fees is anticipated when the landscaping contract is scheduled for renewal in October 2011.

-Please speak with Jeanne Kelly, from the Landscape Committee, or a Board member if you have questions/concerns about the landscaping. Please do not speak directly with the gardeners.

-Landscaping Report is attached.

OLD BUSINESS: Signage for spa and grill use will be prepared.

NEW BUSINESS:

-Liesl Godwin's unit 15 will be placed on the market.

-Unit 4 is in escrow.

-Copies of Board meeting minutes will be distributed after being Board approved at the subsequent meeting and will be posted on the HOA website (*vdphoa.com*).

-Unit 17 will be replacing Courtyard windows and sliding door consistent with those that have already been replaced.

-The Board will be re-examining the HOA Rules and Regulations.

-Notices of importance/interest will be placed at the beginning of the Board Meeting minutes.

NEXT MEETING: AUGUST 24, 2011.

ADJOURNMENT: 8:00 p.m.