

Minutes of Vista del Parque HOA Board meeting on August 24, 2023

Meeting started at 7:06 pm and was adjourned at 8:15 pm

President's report:

- There were delayed maintenance issues for the last 3 years which must be addressed now.
- General expenses have increased substantially.
- The expected transfer of funds from monthly assessments to reserve fund did not occur
- There has been a withdraw of \$12K from reserves to cover expenses.
- A \$34k water damage expense is pending.
- Homeowners were informed that the most urgent maintenance issues are related to deck ways and bridge repairs as well as waterproofing parts of the decks. Work is expected to start this September 2023.
- Next major project is roofing replacement, projected for spring 2024.
- Board approved in Executive Session, contract for roof and deck repairs

Additional issues discussed by members:

- Security cameras location, access and operational aspects
- Garage doors must be replaced
- Code for garage doors should be reset
- Financial statements to be available to homeowners on a monthly basis
- An emergency contact list will be created with homeowners phone numbers. An email list will be developed. Very importantly, participation is voluntary.
- The HOA reminds all homeowners that our common insurance covers only the walls and exterior side of the Vista del Parque building. Homeowners are strongly advised to insure the interior of their individual units.
- All homeowners are requested to breakdown the carton boxes when disposing trash
- There is consensus that our green areas are not well kept or attractive. Volunteers for gardening projects and supervision are welcome.
- HOA dues payment online has been suggested and will be discussed with Camaratta