

VISTA DEL PARQUE H.O.A. BOARD MEETING
TUESDAY, October 29, 2013, 7:15 P.M.
MINUTES-

1. Call to order. 7.20pm. Board members present: Barb De Cuir, Brett Levin, Barbara Harshaw, Chris Grybauskas. Homeowners present: Barbara Brewen, Patricia Jafet.

2. Review and approval of the September meeting minutes.

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. Complaints from homeowners about people leaving junk mail on top of mailbox, which then has a tendency to blow away. Homeowners are asked to please not do this, please take responsibility for all your mail.

b. Twice over the last month a dumpster was left with some residual trash, and not brought to the curb to be emptied. We called and complained to Athens Services and this should not happen again. Athens has also been asked to minimize the time the dumpsters stay out on the curb, to minimize inconvenience. Please, do not leave trash on the floor during that time, please bring it to the dumpsters out on the curb, or wait until they are returned to the garage in the afternoon.

4. Treasurer's report (September 2013). Checking ~\$25,000. Savings \$59,431.

a. Budget for 2014 was discussed. Amendments to Assessment for Plumbing line (\$19,200), Trash contract line (\$331/month plus taxes, to increase in February, capped at 8% per year), Repairs and Maintenance line, Light bulb allowance. Once these minor changes are made to the document, Board plans to approve the budget, likely before the next meeting.

b. No new assessments or increases to dues are planned for 2014, except to fund the repiping project. Homeowners monthly dues will remain the same as 2013.

5. Architectural Committee report.

a. RFQ has gone out to contractors. Two contractors have already replied that they are interested.

b. Known leak in 29: drywall to be repaired next week

c. Board plans to minimize repair work now, if we have any new leaks, in preparation for larger project of repiping the complex, coming soon.

d. Contractor walk through still on for Nov. 9, at 10am. We have several homeowners generous enough to open their homes for the walk through. (#21, 28, 29, 1)

6. Landscaping Committee update.

a. Camellia at the end of the main stair is dead, will be replaced by gardeners.

- b. New potted palm trees are not draining excess water, we will let gardeners know.

7. Old business.

- a. Light bulbs to be ordered: chandelier, flood lamps, and CFLs.
- b. We will call Cammarata to have electrician come to assess the multiple light fixtures that burn out bulbs fast. Outside 22 on the 5924 side there are two that are constantly out. Also lower garage door across from rec room, does not close, this will be forwarded to maintenance man at Cammarata.
- c. New Rules and Regulations document that hopefully all homeowners received last month. This will become official R&R of our community, with two additional items coming soon: rules governing storage lockers in the garage, and rules governing the charging of electric vehicles.
- d. Fire extinguishers will be serviced, and maintained at the current number of extinguishers.

8. New business.

- a. Stair repair. We will ask Cammarata to fix this.
- b. Initial discussion of Homeowners Ballot for the funding of the repiping project. Board plans to review language and start drafting the ballot soon.

9. 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. Patricia J. suggests some nicer door stops for the garage doors, instead of bricks that we are using currently. Board will request more info and a price from Cammarata to see what we can do.

10. **Date of next meeting (CHANGED): December 3, 7.30pm.**

11. Adjournment, 8.15pm.