

VISTA DEL PARQUE ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE JUNE 28, 2018 ANNUAL BOARD MEETING

1. CALL TO ORDER: Meeting was called to order at 7:03 p.m.

ROLL CALL:

Board Members Present: Barbara De Cuir, Michael Casey and Barbara Harshaw.

Home Owners Present: Eric De Cuir (1), George Mansour (4), Brett Levin (12), Cynthia Adkins (14) Donna Kana (22) and Patricia Jafet (28).

Guests Present: Steve Cammarata, Cammarata Management, and Kelly Weil, Attorney.

QUORUM: A quorum of Board members was declared present.

2. APPROVAL OF MINUTES: The June 29, 2017 Annual Board Meeting's minutes, and the March 28, 2018 Board Meeting's minutes were approved as presented.

3. PRESIDENT'S REMARKS: Roofs and landscaping were mentioned and were discussed in more detail later in the meeting.

4. TREASURER'S REPORT: Financial Reports as of May 31, 2018, were submitted and filed. Total current assets as of May 31, 2018 were \$96,501, as follows:

	<u>May 31, 2018</u>
Operating Acct	\$23,143
Reserve Acct	<u>\$73,358</u>
	\$96,501

Per discussion, it was noted that the largest expenses over the previous months have been for the new Security System and the wood work repairing and painting, both of which were budgeted. It was also noted that, per the Reserve Study, the aim should be to have a reserve amount of up to \$150,000. In reality, this could only be accomplished by an increase in monthly fees, an idea that may be up for discussion at future Board meetings.

5. ARCHITECTURAL COMMITTEE: The HOA has contacted a new roofer through Cammarata Management who will be checking all roofs. Leaks need to be reported as soon as possible, along with any gutter problems. There have also been reports about railings that need repair and paint in the upper units. Board has an estimate for that work which was approved. The new Board will be looking at all fixtures in the common areas for cleaning all lights. This has also been approved.

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5. ARCHITECTURAL COMMITTEE (Continued):

The Spa will be drained, acid washed and fresh water added. The new Spa contractors seem to be doing a good job.

The complex passed the fire inspection with no exceptions. Please note that it is up to individual owners to furnish their own carbon monoxide sensors, just as they must furnish their own smoke detectors.

6. LANDSCAPING COMMITTEE: The front area on the street has been updated with new plants and mulch. We have had many positive remarks regarding the upgrade. Homeowners have complained that using blowers in the garage has ruined car polish and even pitted paint. Landscapers will be instructed not to use the blowers in the garage. Landscapers will be asked to set sprinklers to come on earlier in the mornings.

7. OLD BUSINESS:

Elections of the 2018 -2019 Board of Directors: Ballots were delivered to all homeowners at the end of May 2018.

8. NEW BUSINESS: Elections of the 2018-2019 Board of Directors.

Steve Cammarata and Kelly Weil collected, opened and counted all of the secret ballots that were presented by homeowners by 7:00 p.m.

They attested that there were 17 ballots present, enough to make the election results official. The Board of Directors for 2018-2019 are:

Michael Casey
Barbara DeCuir
Brett Levin

Congratulations to the new Board!

An Executive (Closed) Board of Directors meeting will be held immediately following this meeting.

10. DATE OF NEXT MEETING: TBA.

11. ADJOURMENT: 8:15p.m.