

VISTA DEL PARQUE ASSOCIATION
5920-5924 South Pacific Coast Highway
Redondo Beach, CA 90277
MINUTES OF THE AUGUST 9, 2017 BOARD MEETING

1.CALL TO ORDER: Meeting was called to order at 6:30 p.m.

ROLL CALL:

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

Home Owners Present: Jon Eric De Cuir (1), Mel Green (9), Stephanie Chavez (13), and Donna Kana (22).

Also present: Steve Cammarata from Cammarata Management.

QUORUM: A quorum of Board members was declared present.

2.PRESIDENT'S REMARKS:

An upper-level home owner found dog excrement on her front stoop. All pet owners are reminded to clean up after their pets.

3.APPROVAL OF MINUTES: Both the May and June 2017 meetings' minutes were approved as presented, and will be filed.

4.TREASURER'S REPORT: Financial Reports as of June 30, 2017 were submitted and filed. Total current assets, as of June 30, 2017, were \$116,735. No unusual expenses or assets were noted.

Ending Balances:

	<u>JUNE 30</u>
Operating Acct	\$ 23,778
Reserve Acct	\$ 92, 957
	\$116,735

5.ARCHITECTURAL COMMITTEE:

The repair of common area railings, stairs and trim is scheduled to begin on Monday, August 14, 2017. The work should take approximately two weeks. This work was approved by the previous Board.

6.LANDSCAPE COMMITTEE:

A sprinkler valve near Unit 1 was damaged/clogged and flooded an area of Unit 1. The landscapers will fix the sprinkler valve. But to keep from future flooding, the plants and a large Olive tree root will need to be removed. This will allow the wall and foundation of Unit 1 to be

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6.LANDSCAPE COMMITTEE: (Continued)

sealed and waterproofed to prevent any future damage. Cost to seal the wall is to be determined. However, to begin the process, the Board moved and approved a motion to spend \$450 for the gardeners to remove the plants and roots.

7.OLD BUSINESS:

a. Mesh was added to the entry and exit garage doors. The doors are now more secure and are looking better than ever. Additionally, the kick stands to the center doors to the garage have been removed because the doors had been left open for no reason too many times. There was also an adjustment made to another door to the garage.

b. The Board approved an amount not to exceed \$1,600 for the purchase of dumbbells, a new rack, mats and a kettle ball for the gym. Michael Casey and Brett Levin helped locate the equipment and obtain estimates for it.

c. Anne Clary brought the Board excellent information regarding patio furniture. While the Board does not want to spend the funds to update everything on the list, it was decided to approve funds to purchase a new gazebo and two new barbecues. The Board thought that these items could be purchased on sale now, at the end of summer. The Board approved an amount not to exceed \$2,200 for these items. The Board will look into the other patio items in Spring. Additionally, the Board discussed asking several residents to watch the patios to ensure they are kept in good shape. Putting locks on the barbecues was also discussed.

d. Repair of common area railings, stairs and trim was discussed above under "Architecture Committee Report".

e. Homeowners can opt out of the Membership Directory. The form to opt out is on our Association web site. Homeowners have until the end of September 2017 to sign and turn in the opt out form.

8.NEW BUSINESS:

a. The Board has reviewed the Association's Rules and Regulations for consistency with the Amended and Restated Declaration of Covenants, Conditions and Restrictions (Amended CC&Rs). The Rules and Regulations are with the attorneys to complete the consistency process. Once this process is complete, the updated Rules and Regulations will be presented to all homeowners.

b. The Board is reviewing estimates for security cameras for the garage, parking lot, all common areas and the rear of the complex.

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c. The Board received estimates for security services for the parking lot, but decided that, at this time, the security cameras should be sufficient.

8.NEW BUSINESS: (Continued)

d. Once the common area railings, stairs and trim are repaired, painting will be necessary. The Board approved an amount not to exceed \$2,000 for this painting.

e. Spectrum stated that for an increase of \$7 to \$10 a month for each unit, we would receive internet services. This also includes the gym. For the 28 homeowners who have Spectrum, their DVR cost will be reduced, their cost of a modem and internet will be reduced or waived, and there may be other individual benefits. The homeowners will see a reduction in their individual Spectrum bills by between \$12 and \$40 a month. With that understanding, the Board approved the new Spectrum charges. We will be discussing with our attorneys how we can enter into a new multi-year contract with Spectrum. Also there will not be an increase in your monthly dues at this time.

f. A lid on one of the trash cans is missing. There is a question about the rules for recycling in Torrance. We will be in contact with Athens to ensure we are in compliance.

9.ADDITIONAL COMMENTS FROM HOMEOWNERS:

No comments were forthcoming.

10.DATE OF NEXT MEETING: TBA. It will be held In October because of the budget process.

11.ADJOURNMENT: 7:05 p.m.