

**VISTA DEL PARQUE ASSOCIATION**

5920-5924 South Pacific Coast Highway

Redondo Beach, CA 90277

**MINUTES OF THE July 8, 2019 BOARD MEETING - Unapproved**

**1.CALL TO ORDER:** Meeting was called to order at 7:02 p.m.

**MEMBERS PRESENT:**

**Board Members Present:** Eric De Cuir (1) and Mel Green (9).

**Home Owners Present:** Barbara De Cuir (1) George Mansour (4) Brett Levin (12) Anne Clarey (15) Barbara Harshaw (17) Sonia Rizkin (21) Donna Kena (22) Mario Arteaga (24) Sandy Haffey (25) Mehrshid Kasrave (20).

**QUORUM:** A quorum of Board members was declared present.

**2. Review of Fumigation Project.** Overall, the fumigation went well, with the exception of on resident not being out on time Friday morning when the project began. The fumigation contractor stated that the fumigation went very smoothly. However, was a claim from Unit 12 that their refrigerator was left open and the food inside spoiled. The Owner is working with G & G to remedy the dispute. Turning on the gas was a problem. All unit had to be tested for leaks because the system was showing leaks. All but units 1 to 5 and 19 were restored to full operation by 3:00 p.m. on Monday. There is a leak in the main pipe coming in from the meter, but the Gas Company stated the gas can be turned on. However, it must be fixed by the end of the month. A plumber was called out to fix the leaks in the remaining units and install a testing station on the pressure regulator feeding the 6 units. The leaks were found, fixed and gas was restored to them by 3:00 p.m. Wednesday. The Gas Company is requiring us to put testing stations on the remaining 4 pressure regulators. This can be done at a later date.

**3. Plan/Resolution of Gas Leak Findings.** The plumber submitted dates to the president to repair the leaking main pipe. This will require another complete shut-off of the gas to all units. The date agreed upon is July 30, 2019. It was requested by the homeowners that at that time, all the pressure regulators be updated with the testing stations. This will be discussed with the plumber to find out if he is able to meet that requirement. Meanwhile a notice will be sent out to the homeowners regarding the date for the repairs.

**4. Appointment of Committees.** There were three (3) committees announced.  
Architecture Committee – Brett Levin was appointed chair;  
Landscape Committee – Barbara De Cuir was appointed chair;  
Spa/Gym – Brett Levin was appointed chair.

**5. Collections.** There are two (2) units that are late on assessments and/or various fees. They are Parcel Numbers 7514-006-067 and 7514-006-061. The Board previously voted in Executive Session to initiate collection actions on each parcel. This announcement serves as public notice of that decision.

**6. Homeowner Comments.** Unit 21 had a complaint regarding the mess in front of Unit 27 and asked that the Board take action to get it cleaned up. Unit 24 stated that he has weak spots in his balcony and wants the Board to look at it for repair suggestions. Unit 15 stated she needs to get a letter from the Board allowing a building permit to be issued for her unit. Unit 25 and 27 have roof leak issues that need to be fixed.

**7. Date of next Association Board Meeting.** To be determined.

**8. ADJOURMENT: 7:57 p.m.**