

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

March 19, 2019

*****M I N U T E S*****

The Board of Directors meeting of Vista Park Villas Condominium Association was called to order at 5:31 p.m. Directors present were Lorena Rosas, Linda Trettin, Robin Clift and Jonny Sensenbaugh. Clarence Mauhili was absent. Danielle Mancini was also present representing HOA Services.

Guest owners in attendance - Jessica Sensenbaugh, Dave Barry, Debra Dirkson, Carol Gentile and Heath Brooks.

OPEN FORUM – Carol brought the signed permit for the plumbing slab leak and her owner information sheet, Dave inquired about a credit for his upgraded light fixture, Debra thanked the board for fixing the drainage problem in her area and to pick up a newly signed maintenance indemnity agreement so it could be recorded and Jessica asked if the landscapers took credit for cutting up her personal plantings and were they told moving forward not to touch them. Mr. Brooks arrived late and was there to observe.

MINUTES – The minutes of the regular and executive session meetings held on February 19, 2019 were then reviewed. Linda made a motion to approve the both sets of minutes, Lorena seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The February, 2018 financial statement was reviewed. Linda reported that as of February 28, the operating balance was \$44,808.93 and reserve balance \$148,615.85.

Delinquencies were then discussed. Linda stated that the one very delinquent owner is due to go to trustee sale, and the one other owner at the attorney is being liened. She just signed the resolution to move forward with the lien.

Linda then made a motion to approve the financial report, Robin seconded the motion, all in favor, no opposed, motion carried.

COMMITTEE REPORTS – Architectural – No new submissions

Landscape – The March walk was done with a concentration once again on the areas that had severe flooding throughout the Association during all the rain storms. Also take note that all the tree bids that were previously approved, have not been sent to Bemus to do. With the other unexpected problems we have had, the trees are not a necessity at this time.

Maintenance – Committee Chair, Rick Trettin was absent this evening but Linda explained that Rick has checked at 1163 to see if there was enough fall to fix the severe drainage problem at the bottom of the stairwell. He will have to discuss with Precision Home Maintenance and come up with a plan for a drain line to the street. We also have a severe drainage problem at 1154 but this one has a much easier fix. Rick volunteered to get the parts and then Bemus will install them from the gutter downspout out to the street. This will stop most of the soil erosion there.

Parking – Committee Chair, Janet Campbell was not present. No report at this time.

Security – Committee Chair, Janet Campbell was not present. No report at this time.

Rules and Regulations – Still a work in progress, no report at this time.

MANAGEMENT REPORT – All items were duly noted. Danielle will need to call the City to see if they will raise up their valve boxes. It was decided not to interview LaBahns Landscaping at this time. Linda did check them out and the comments were positive with very little involvement in litigation. If the need arises, we will definitely interview them. Their monthly fee is reasonable and their extras are about the same as Bemus. The step replacement at 1131 has now been done.

UNFINISHED BUSINESS – Linda made a motion to continue pool gate card suspensions for any owners not in compliance with the rules and/or delinquent, Robin seconded the motion, all in favor, no opposed, motion carried.

Bids from Precision Home Maintenance for the trash enclosure rebuilding and the wrought iron repair along Arcadia will need to be tabled once again for more information. The enclosure bid is only for the tops and we need the gates rebuilt with metal and wood. Mike will be asked to redo this bid to include the entire enclosure work at four locations. The Arcadia fence doesn't tell us what the repairs will be, so this one will require much more detail.

Danielle put a claim in for the three units with roof leaks to CertainTeed. They will come out and inspect and give us a report. TAG Roofing's bid does include the wall flashing but it looks like on the three units with leaks this work was not done. Linda suggested that we call a CertainTeed recommended Silver Star approved roofer to inspect these three unit and also look at unit 1180 to see if their a/c unit damaged the roof. Once the claim report is received, Danielle will call a Silver Star Roofer for a second opinion on the fix to compare with what Grant from Coastline Construction is proposing.

NEW BUSINESS - In the last two weeks, we have had issues from two owners regarding cable television. Cox is blaming the Association and telling owners that the Association needs to hire an electrician to install a new RG6 cable to avoid doing the work needed to restore a better cable signal. The Association has been prewired to the living room since the Association was built and those original cables carry 3 times the data that Cox's premier package requires. Linda met with the cable repair man at both units. She had them do stress testing which they don't want to do. She also witnessed that they are having a lot of trouble with their cable boxes and saw them replace the box three times before they found a box that worked and the problem was solved.

Danielle suggested that a notice to the owners should be sent about Cox Cable and what they need to be told and that they are not to run any cables on the building and also explain the cable rule for satellite dishes. Linda will try to put something together and send it out to the rest of the Board for their input, then we can get it out to the owners.

The Bemus Landscape bid for new plants at 1127 for \$102.72 was reviewed. Linda made a motion to approve, Lorena seconded the motion, all in favor, no opposed, motion carried.

The bid to refurbish the landscaping at 1159 was tabled until after this building is painted. The workers destroyed the work in front of 1191 so we don't want to plant at 1159 and have it all ripped up. The irrigation repair bid from the quarterly inspection was reviewed. Linda walked with the irrigator so she believes all these repairs are legitimate. Lorena made a motion to approve this bid for \$1,273.75, Linda seconded the motion, all in favor, no opposed, motion carried. The bid to enhance some area of the irrigation system was tabled.

Purchases of shelves, a portable heater and a fan for the meeting room was discussed. Robin made a motion to approve the purchase of these items for up to \$200.00, Lorena seconded the motion, all in favor, no opposed, motion carried.

With no further regular business to discuss, the meeting was adjourned to Executive Session to discuss a collection matter at 6:50 p.m.

Approved 4-16-19
