

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
ORGANIZATIONAL MEETING
OF THE
BOARD OF DIRECTORS
June 20, 2017

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

The Organizational session meeting of the Board of Directors of Vista Park Villas Condominium Association was called to order at 5:40 p.m. Directors present were Robin Clift, Linda Trettin and Janet Campbell. Lorena Rosas arrived at 6:30 p.m. and Paula Dreyfuss was absent. Danielle Mancini was also present representing MGR Property Management.

Guest owner in attendance - Rick Trettin

OPEN FORUM – Rick stated that we need signs that direct residents to the Rules and Regulations so no one has an excuse that they never saw them. He also stated that residents need to be wearing proper swimming attire as cutoffs and tee shirts contaminate the pool water.

Danielle will order 5 signs to post at all 4 dumpster sites and one at the main entrance about going to the web site to view the Rules and Regulations. Rick volunteered to review the pool rules and highlight which ones need to go on a new sign that will be posted at the pool.

ELECTION OF OFFICERS –

President – Linda nominated Lorena Rosas, Lorena accepted nomination, Janet seconded the motion, all in favor, no opposed, motion carried.

Vice President – Janet nominated Robin Clift, Robin accepted nomination, Lorena seconded the motion, all in favor, no opposed, motion carried.

Treasurer – Janet nominated Linda Trettin, Linda accepted nomination, Robin seconded the motion, all in favor, no opposed, motion carried.

Secretary – Robin nominated Janet Campbell, Janet accepted nomination, Linda seconded the motion, all in favor, no opposed, motion carried.

Director – Linda stated that Paula Dreyfuss is willing to fill the vacancy on the Board for the remainder of Frank Stellas' term of office through June, 2018. All were in agreement for Paula to be part of the Board for the 2017/18 term of office.

New Signature cards will be signed at the end of the meeting.

MINUTES – The minutes of the regular session meeting held on May 16, 2017 were then reviewed. Linda made a motion to approve, Janet seconded the motion, all in favor, no opposed, motion carried.

VIOLATION HEARING – 1129 Madera Lane - The owner failed to appear for this hearing in person or by written testimony. It is the decision of this Board to fine this owner for non-compliance \$150.00 plus a \$15.00 administration fee. Danielle will check with legal before the results letter is sent to make sure how we apply additional fines if the dog, which is an unapproved breed and exceeds the weight limit, is not removed from the premises.

FINANCIAL STATEMENT – Linda reviewed the May, 2017 financial statement. Linda stated that we presently have approximately \$138,000.00 in reserves and approximately \$54,450.00 in operating. We have been lucky with no plumbing issues so she suggests we get bids to do the next 2 buildings. Robin made a motion to get bids for building 1117-1131 Madera Lane and for 1200-1214 Mariposa Court, Janet seconded the motion, all in favor, no opposed, motion carried. Linda suggested when these bids are obtained, we should ask them to give us a bid to do 1117-1123 up to the tunnel and the same with 1200 -1206 up to the tunnel as a third option. That should not be a problem and a good idea.

Delinquencies were then discussed. Linda asked if Danielle could find the email she sent to MGR with Wynne's balances. She also asked her to check with legal to make sure Haua has upped the amount he is paying on his plan. Veronica needs to fix the escrow problem with the new owner at 1158. We have no accounts over one month delinquent.

Janet then made a motion to the financial report for May 2017, Linda seconded the motion, all in favor, no opposed motion carried.

COMMITTEE REPORTS – Architectural – 1150 Madera Lane is requesting approval to do all the windows on the entry door side of her unit. Janet made a motion to approve with the filing of a Maintenance Indemnity Agreement with the County Recorder, Linda seconded the motion, all in favor, no opposed, motion carried.

Landscape – Nothing to report except to let Jose know that when they see suckling palms growing in the landscaping, they need to be removed.

Maintenance – Rick stated that we need to make sure Mike is replacing the lights that are out. He eventually wants to start replacing fixtures with LED lights. He will check on an estimated cost for that.

Parking – Janet stated that the system in place is working fine but that if a vehicle appears to be abandoned or people are sleeping or living in their vehicle the sheriff must be called before the tow. Also, there are still some guest parking signs that need to be corrected with Western Towing's new phone number.

UNFINISHED BUSINESS – Pool issues continue to be a problem. Letters need to be sent to 1193 Madera, 1102 Madera and 1206 Mariposa Court. There is a pool key issue with 1215 that Linda will research and 1211 needs another violation letter for several issues.

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

NEW BUSINESS – At this time there is no new business to discuss but new bank signature cards will be signed.

With no further business to discuss, the meeting was adjourned at 7:35 p.m.

APPROVED
Loren Benson
7/18/17