

VISTA PARK VILLAS HOMEOWNERS' ASSOCIATION

Notice of Meeting

Thursday, March 27, 2025, 6:00 PM

On-site in the Meeting Room

AGENDA

6:00 p.m.

Open Session

1. Call to Order and Introductions
2. President's Message – Updates
3. Summary of Executive Session, if applicable
4. Member Comment/Solar Rules (15 mins. or 3-minutes per attendee) – **Approx. 6:05p.m.**
Note: This is an opportunity for members to express concerns or comment on the proposed election rules as mailed out.
5. Member Comment (15 minutes or 3 minutes per attendee) – **Approx. 6:10p.m.**
Note: This is an opportunity for members to express concerns or comment on issues; however, any request for Board decisions will be carried to the next meeting agenda if the topic is not already on the published agenda.
6. Approve Minutes of Prior Meetings – September 2024 – January 2025
7. Financial Reports & Action Items
 - a. Treasurer's Report/General Updates
 - b. Approve Financial Statement & 5380(b)(6) Resolutions – 1/2025 & 2/2025
 - c. Approve Liens/Appropriate Action on Delinquent Account – Payment Plan (revised)
 - d. CPA Service Reminder
8. Action Items
 - b. Administrative: Change in Management Companies (4.1.2025); CTA Filing (cancelled); June 2025 Annual Mtg Reminder; & Committees/Volunteers
 - c. Architectural: Open Log; Requests (2) – Garage Doors; (1) Cancelled Solar; & Proposed Solar Guidelines
 - d. Landscape: General Service; Planting; & Irrigation
 - e. Maintenance: General - Maintenance Committee Update; Roof Maintenance; Termites; (2) Garage Leaks (#171.9549 & #172.0114); & Janitorial
 - f. Electrical – Garage Door, Pool Sub-panel replacement; & Troubleshoot Shoebox
 - g. Plumbing: Slab Leaks; 2-Repipes (#174.1481 & #171.9950); & Storm Drain - Increase
 - h. Pool & Spa: General – Service & Payment
 - i. Rules: Violation Log; Rules Enforcement; & 1 Hearing/#171.9934's Barking Dog
 - j. Homeowner Correspondence/Concerns
 - ✓ Owner Concerns and Requests: #171.9264's Electric Garage Door Opener; #172.0114/174.2613 & #171.9549's Garage Leak/Repairs; 172.0020's Roof Issue & Garage Door; #171.9374 & #171.9442's Termites; #171.9918's Solar Cancelled; #172.9947's Garage Door; & 172.0046's Gutter.
 - ✓ General Communication (violation responses & other correspondence)

MANAGEMENT INFORMATION

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9. Other Topics That May Be Necessary & Unforeseen
10. Annual Calendar Review & Board Direction to Management for Next Meeting
11. Re-confirm Next Meeting Date: **Monday, April 24, 2025, at 6p.m./Regular.**
12. Next Walk-thru: **April 24, 2025**, beginning at **3p.m.**
13. Adjournment to **Executive Session, if applicable**

Executive Session (directly after the close of the open meeting) – none set

1. Call to Order
2. Approve Prior Meeting Minutes
3. Approve Legal Action for Delinquent Accounts – Payment Plan
4. Disciplinary Action of Members – Enforcement/Concerns – Violations/Complaints/Hearing - (before open meeting)
5. Formation of 3rd Party Contracts – Various Proposals, if necessary – Management & Vendor
6. Personnel Concerns – None
7. Legal – None
8. Other Topics that may be necessary
9. Adjournment

Note: The Executive Session is closed to members

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