

VISTA PARK VILLAS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING October 21, 2014

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

The regular session meeting of the Board of Directors of Vista Park Villas Condominium Association was called to order at 5:35 p.m. Directors present were Linda Trettin, Janet Campbell, Jerry Beasley and Frank Stellas. Robin Clift was absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Rick Trettin and Dave Barry.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

MINUTES – The minutes of the executive session meetings of September 11, 2014 were reviewed. Janet made a motion to approve, Jerry seconded, all in favor, no opposed, motion carried.

The minutes of the regular and executive session meetings held on September 16, 2014 were then reviewed. Linda made a motion to approve both sets of minutes, Janet seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – September 2014 - Linda stated that the balance sheet didn't look to be correct. Danielle agreed that the loan and reserve allocations were off and that she has already spoken with accounting. Once all the loan money is drawn at the end of this month, all necessary journal entries will be made so that everything on the balance sheet balances correctly.

Linda made a motion to allocate any excess loan money left over after the asphalt work is done to be put into the painting reserve, Janet seconded the motion, all in favor, no opposed, motion carried.

The Board will table approval of the financial statement for September until the corrections are made to the balance sheet.

Delinquencies are still minimal however there are two accounts two months behind. Linda made a motion to have legal send a pay or lien letter to account #0008 and #0033 and suspend their pool gate cards until they make their accounts current. Janet seconded the motion, all in favor, no opposed, motion carried.

COMMITTEE REPORTS – Architectural – There were no new submissions.

Landscape – The September property walk notes were duly noted and the front entrance damage will be addressed on the next scheduled walk.

Linda reported about the turf removal walk she and Robin had with Cy of Bemus Landscape. Linda stated that Bemus will be adjusting the irrigation zones so that turf and plants are not on the same zone first, then the turf will be removed if our submission is approved by the City. We have 25, 000 square feet of turf for a rebate of \$50,000.00. With this rebate money we will be able to do all the irrigation adjustments and do the new planting. Jerry made a motion to approve this project so long as the project does not exceed the cost of the rebate month, Janet seconded the motion, all in favor, no opposed, motion carried.

Maintenance – Rick stated that the storage enclosure on Mariposa will need to be rebuilt. Precision Home Maintenance can repair and close up the sides for approximately \$250.00. Frank made a motion to approve this work, Janet seconded the motion, all in favor, no opposed, motion carried.

MANAGEMENT REPORT – Danielle then reviewed her management report. All correspondence was duly noted. Since the offer of new toilets for building 1156 – 1162 was met with no enthusiasm it was agreed to take the offer off the table sine there was only one to respond, he will be told the board decided against doing this for his building.

The Board agreed to do the paving first and postponing the work at the pool until the asphalt is complete.

UNFINISHED BUSINESS – Legal opinions were reviewed. It was duly noted that move-in and move-out deposits would not be allowed but reimbursement for gas and dump fees to the board for association business is definitely OK.

NEW BUSINESS – Bemus Landscape is requesting a 5% increase in their monthly contract fee due to the Affordable Care Act. Jerry made a motion to approve the increase, Linda seconded the motion, all in favor, no opposed, motion carried.

Precision Home Maintenance bid was then reviewed. The bathroom damage repair at the pool was discussed. If there is no reason to have the bathroom locked from the outside, ask Mike to rebid this repair with a privacy lock knob and then proceed with the repairs needed.

The new Assessment Collection Policy and the new Notice of Assessment and Foreclosure Policy provided by legal were reviewed. It was agreed that both policies have to be brought up to legal code. Jerry made a motion to approve both, Janet seconded the motion, all in favor, no opposed, motion carried.

With Robin signing on for a full time job it was agreed that the meeting time will be changed to begin at 6:30 p.m. unless she can be present earlier on another day. Linda also stated that when the packets are received, if you can not be in attendance you must let Danielle know so that we know beforehand if we have a quorum.

With no further regular business to discuss, the meeting was adjourned to executive session at 6:45 p.m.