

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 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 - [REDACTED] and [REDACTED]
and [REDACTED]

OPEN FORUM – Jes was present to inquire who may have cut down her personal plantings in front of her unit. Kerstyn and Michael asked that group emails be sent out blind. Rick will give his report later in the meeting.

MINUTES – The minutes of the regular session meeting held on January 15, 2019 were then reviewed. Robin made a motion to approve the minutes, Lorena seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The December, 2018 and January, 2019 financial statements were reviewed. Linda reported that as of January 31, the operating balance was \$55,664.19 and reserve balance \$163,298.98. She reminded everyone that there a lot of expenses coming up that will reduce the reserve balance to approximately \$100,000.00 but pretty much all this work needs to be done.

Delinquencies were then discussed. Linda stated that the one very delinquent owner is due to go to trustee sale around March 9th. There is one other owner more than two months delinquent that is at the attorney for a Pay or Lien letter.

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

COMMITTEE REPORTS – Architectural – 1164 and 1166 Madera requests new windows for both units. Robin made a motion to conditionally approve this request provided the windows are installed in accordance with the Association's window guidelines and they obtain all required City permits, Linda seconded the motion, all in favor, no opposed, motion carried. Maintenance Indemnity Agreements for both units were submitted and duly noted.

1214 Mariposa Court also is requesting approval to install only one new vinyl window at this time. Robin made a motion to conditionally approve this installation with the stipulation that the owner must install the small window on that one side of their unit within one year, that all window guidelines are followed and to obtain the proper City permits. Owner will also be required to resubmit a new architectural submission when ready to do the small window. Linda seconded Robin's motion, all in favor, no opposed, motion carried. It was also duly noted that the unit owner has submitted a Maintenance Indemnity Agreement with her request.

Landscape – The February walk was done with a concentration on the areas of poor drainage that have caused flooding throughout the Association. For a start, all the storm drains are scheduled to be cleaned out next week. Another idea we visited was a process by which you install a coat of DG over the existing soil, then there is a product you can apply that will make that area act like cement which the water will run off instead of causing mud sliding. Also, the installation of new drains in severely flooded areas might work if we have a fall away from the buildings.

The committee also looked at several front planter areas that we asked for bids to enhance but the bids were not received from Bemus to date.

Maintenance – Committee Chair, Rick Trettin stated that the pool pump that was making noise failed so the pool guy replaced the pump motor. He gave the old motor to Rick and Rick is going to rebuild it so that the Association will have a spare motor when needed.

He also mentioned that during the rains it appeared that the gutters were not functioning, as water was flowing right over them. The fact is that the gutters are narrow and the system design is poor. In many instances they need to be redesigned. 1157 and 1185 are examples of this poor gutter system. He suggests using these two buildings to redesign the gutter system and see how it works. The gutters are not clogged and we really don't need new gutters, just a better design.

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 reported that 1124 had a leak in their garage which they believe is from a problem with their deck. Precision Home Maintenance will check it out and hopefully the repair will just require some caulking. Danielle also presented a second landscape bid that she received after the board packet had been sent. This bid was lower than what the Association is now paying. We might entertain interviewing them. Linda suggested to find out where they purchase their irrigation parts. as she learned some time ago that this is a proven avenue to find out what type of work ethic and reputation they have.

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. Linda will also suspend the pool card for the delinquent owner that was just sent to legal.

The trash enclosure rebuilding bid and the wrought iron repair along Arcadia bid will be tabled at this time until Precision Home Maintenance has a chance to put his bids together for both.

Before the final approval of the budget, the board needs to decide if they are going to give Bemus a contract increase. Robin made a motion to give Bemus a 1-1/2% increase and to insert that amount into the new budget, Lorena seconded the motion, all in favor, no opposed, motion carried.

Jonny then made a motion to approve the 2019-20 budget with the one change, Robin seconded the motion, all in favor, no opposed, motion carried.

NEW BUSINESS – Due to a flood at 1187 Madera caused by a washing machine failure, a large amount of damage was done to the interior. Beginning the repair work involved removing much of the interior drywall which exposed stud damage due to exterior building failure. Coastline Construction looked at the damage and is preparing a bid for the needed repairs. Once received, Danielle will forward to all board members for an emergency approval vote.

After the asphalt repair work was completed, we had several more rain storms that revealed a few more areas of great concern that were left out of the original bid. Eagle Paving was out to the property today to bid these other areas. Once the bid is received, Danielle will forward to all board members for a vote of approval to repair these new areas before the slurry is scheduled.

The Bemus Landscape bid for new mulch throughout the property for approximately \$6,000.00 was reviewed and declined at this time.

The new updated owner list was duly noted and appreciated.

With no further regular business to discuss, the meeting was adjourned to Executive Session to discuss a collection matter at 7:45 p.m.