

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

March 21, 2017

*****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 5:40 p.m. Directors present were Linda Trettin, Janet Campbell and Jerry Beasley. Frank Stellas and Robin Clift were absent. Danielle Mancini was also present representing MGR Property Management.

Guest owners in attendance - Dave Barry, Rick Trettin and Paula Dreyfuss.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Dave asked why so many posts were installed by 1146 and about using the lighter swatch for the darker colored buildings moving forward. He also thinks the drain on the side of his home by 1193 may not be working properly. Posts were essential to protect the landscaping; the lighter swatch will be used on the remaining buildings and Danielle will have Jose check the drain.

MINUTES – The minutes of the February 17, 2017 regular session and executive session meetings 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 REPORT – After hours of review and corrections, Linda stated that she finally prepared to approve them but still is unclear on the difference in the trash bill. Danielle explained that this is because of the special pickup costs. Linda then made a motion to approve November and December, 2016 and January and February, 2017 financial statements, Jerry seconded the motion, all were in favor, no opposed, motion carried. Linda was thanked for all her time and hard work put into getting the financials back on track and in modified accrual form.

In reviewing the delinquency report, Linda stated that she is hard pressed to make sure MGR comes up with a new numbering system to refer to delinquent accounts. Temporarily we are lettering the names, it appears that owner I who is on a payment plan needs to increase the amount of his payment, owner L has paid the delinquency in full and owner V called to say he would make his payment in full and go on auto pay.

Owner K was sent another letter from legal, however their escrow closed and MGR failed to collect the delinquent dues. If the second letter from legal does not result in full payment, the Association will hold MGR responsible to pay it and all the added legal fees.

Per last month's executive session, the Board voted to begin foreclosure procedures on #173-470-02-11, #173-470-02-33, #173-470-02-34, #173-470-02-36 and #173-470-04-40 as soon as the 30-day lien period is up.

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

COMMITTEE REPORTS: Architectural – Unit 1163 submitted an application to install a security screen door on their unit. Janet made a motion to approve, Jerry seconded the motion, all in favor, no opposed, motion carried.

Landscape – The dead plants under the stairwell are going to be removed. Once Mike repairs the metal flashing in that same area, Janet has volunteered to plant cuttings from her succulents there. Now that the posts are up by 1146, Bemus is going to plant another agave and some lantana. Bemus will also do a section of the bank in front of 1191 with lantana and see how it does. On the side of 1191 and 1193 we are planning on planting a few agaves and some low spreading natal plum. The red apple under the stairwell at 1181 needs to be removed. Owner has cuttings from her succulents and would like to plant that area also. We are trying to get a program going on removing areas of red apple throughout and also on the front bank. Eventually replacing those areas with lantana or nothing at all in some instances.

Maintenance – Rick just wants to know beforehand what Precision Home Maintenance bid for replacing the screed at 1163 is, as he may be able to fabricate something himself if the bid is high.

Parking – Janet reported that Rancho Del Oro towing has been bought by Western Towing. Signs will have to be changed throughout the property with the name and contact number information. Jerry made a motion to sign the contract with Western providing they install a new sign at the entrance and fix the Association's signs with the new information, Janet seconded the motion, all in favor, no opposed, motion carried. Danielle will call to make sure they will agree to this and also check on their rules of towing in a fire lane. David will remain the Association's contact.

It was also reported that a professional Vista Park Villas Parking sticker was seen in the tenant's vehicle of 1184 Madera Lane. When asked where he got the sticker, he replied from his landlord. He was told that the sticker was not issued by Vista Park Villas so he could not park in guest spaces and/or keep his vehicle there overnight or it would be towed. A letter will be sent to the owner about this.

MANAGEMENT REPORT – Danielle reviewed her management report. All items were duly noted. If Mr. Raines does not get in touch with Danielle to get the slab leak repaired by Monday, Jerry made a motion to have legal send him a letter, Linda seconded the motion, all in favor, no opposed, motion carried. Danielle will also try calling him in the morning. The boy at 1193 jumped the fence again and let children in to the enclosure with no parents present. A hearing will be set on this matter.

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

WICR experience with the deck work they just completed was disturbing and it was agreed that we will not use them anymore. They will also not get their check for the work done until we have a complete accounting on what they did on each deck first. We know that no work was done on 1181, 1163 and 1189's deck but they are listed on the invoice.

RV lot – it was agreed that no maintenance will be done inside the lot since this property we now know is not owned by the Association. When the lot gets over-grown we will report it to the City and at that time remove our lock.

NEW BUSINESS – The new fence bid for 1119 Madera was tabled. This will be the next building to be refurbished, so it can be replaced at that time.

The dog defecation from 1129 is out of control. Janet suggested that our janitor Debbie might volunteer to clean it up for a fee. She will ask her and then let Danielle know. At this time, since a hearing was set on this matter and the owner was not present, the board reviewed his written testimony in open session. The Board has never witnessed anyone at 1129 picking up after the dog. In addition, the dog is a German Shephard and will grow to be over the Association's weight limit per the Rules and Regulations. As a result, it was agreed that 1129 be fined \$150.00 plus a \$15.00 administration fee, plus the cost to clean up the defecation. Lastly, the owners will be told that the dog must be removed from the premises due to breed and size as this dog was recently acquired and not grandfathered.

Slab leak at 1131 Madera from Hanna Plumbing for \$6,825.00 was then reviewed. Linda made a motion to approve the work, Janet seconded the motion, all in favor, no opposed, motion carried.

With no further regular business to discuss the meeting adjourned at 7:30 p.m.