

# VISTA PARK VILLAS CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING

July 18, 2017

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

A 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 Lorena Rosas, Linda Trettin, Paula Dreyfuss and Janet Campbell. Robin Clift was absent. Danielle Mancini was also present representing MGR Property Management.

Guest owner in attendance - Rick Trettin, Dave Barry and Salvatore DiNunzio.

**OPEN FORUM** – Mr. DiNunzio was present to discuss several issues of concern regarding his unit. The Board addressed each issue as best as they could. Dave stated that the screens are still missing at 1191 Madera. Owner is aware and hopefully will take care of them shortly. Janet Campbell, as an owner, reported several irrigation issues. Bemus is in the process of correcting all irrigation issues.

**MINUTES** – The minutes of the Organization session meeting held on June 20, 2017 were then reviewed. A few typographical changes were needed. Linda made a motion to approve them with the changes, Lorena seconded the motion, all in favor, no opposed, motion carried.

**FINANCIAL STATEMENT** – Linda reviewed the June, 2017 financial statement. Linda stated that the financials looked fine to her with a few corrections that were already made.

Delinquencies were then discussed. Linda is still working on the paper trail with Veronica regarding 1158 Madera Lane escrow closing and pay-off. Other than that, there are no owners over one month delinquent and one owner on a payment plan who is making regular monthly payments.

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

**COMMITTEE REPORTS – Architectural** – no new submissions

**Landscape** – Nothing to report except to let you know that Bemus is aware of the irrigation issues. We discussed them with Jose on our walk last week.

**Maintenance** – Rick stated that he and Linda have gathered all the information on LED Lighting. They found an adapter that could be placed on the existing pole lights with a connector for LED lighting. It was suggested that we purchase a few and start replacing them when a ballast goes bad. The present lighting is old and it is getting much harder to find parts. Additionally, the LED lighting uses much less electricity, so that bill will start to go down as we introduce this lighting and the LED lighting is much brighter to help light up the dark areas of the property. Paula made a motion to purchase 4 lights, 4 configurations and reducers for a price not to exceed \$1,500.00, Janet seconded the motion, all in favor, no opposed, motion carried.

**Parking** – Janet stated that all the guest parking signs are now corrected with Western Towing's new phone number.

**CORRESPONDENCE REVIEW** – All violation letters were duly noted. A hearing has to be set up for 1193 as they continue to misuse the pool and they were last seen bringing a dog into the pool enclosure. Paula mentioned that she knows someone that she can borrow a large ladder from the next time the maintenance man needs to secure some loose shingles on the two-story units. She just needs a few days lead time to get it. It was also agreed that 1129 will get another fine since the dog is still on the premises and still leaving/dumping the dog defecation in the landscaping.

**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.

In Robin's absence, the amendments and additions to the Rules and Regulations were tabled.

LED lighting was discussed under the Maintenance Committee Report.

Information for the new pool rules sign was reviewed. Some changes were made and the more important rules put closer to the top of the list. Danielle will get a bid and report back to the Board. If the sign is not too costly, we may consider 2 of them; one at the gate and the other inside the enclosure.



**NEW BUSINESS** – Bids for the next 2 buildings to be refurbished were reviewed. Danielle mentioned that there may be a slab leak in building 1128 Madera but Hanna has not reported back. Knowing that this could cost around \$7,000.00, Paula made a motion to approve doing 1117-1123 Madera first and if there is no slab leak to also do 1200-1206 Mariposa, Lorena seconded the motion, all in favor, no opposed, motion carried.

A discussion then took place on fining and how many fines do you assess to someone's account before you go to small claims court. Our attorney verified that to collect fines, Small Claims court is the way to go, but if you want an action taken you need to go to Superior Court. It was agreed that 6 months would be a good length of time and then decide what legal avenue will be taken. During that 6-month time frame, everyone needs to document whatever they see or hear, and take pictures whenever you can. This will be essential if we are to take any matter to Superior Court.

With no further business to discuss, the meeting was adjourned at 7:17 p.m.