

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 17, 2015

*****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 5:45 p.m. Directors present were Linda Trettin, Jerry Beasley, Frank Stellas and Janet Campbell. Robin Clift was absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Lorena Rosas, Glenda Rooney, Rick Trettin and Manuel Peregrino.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT. Turf replacement, fencing, gutters and a possible slab leak report issues were discussed.

MINUTES – The minutes of the regular session and executive session meetings held on February 17, 2015 were then reviewed. Linda stated that the regular session meeting minutes needed one paragraph reworded and one sentence needed to be added to the executive session minutes. With these changes made, Linda made a motion to approve, Frank seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – Transcontinental Management has finally made the proper corrections to the balance sheet with regard to the loan figures and payments. Danielle also suggested that the Board transfer some excess funds from Operating to Reserves. Linda made a motion to transfer \$60,000.00 from Operating to Reserves, Jerry seconded the motion, all in favor, no opposed, motion carried.

It was duly noted that account #0008 has paid in full. There are no new delinquent accounts and the ones we do have, have all been legally addressed.

Linda then made a motion to approve the financial statements for December, 2014, January and February, 2015, Janet seconded the motion, all in favor, no opposed motion carried.

COMMITTEE REPORTS – Architectural – There were no new submissions however Janet is still questioning the satellite dish on the roof at 1204 Mariposa Court. Danielle will contact TAG roofing to take the dish down and inspect and repair roof if need be due to the illegal installation.

Landscape – The turf removal project is on-going and Bemus Landscape has begun to start killing many of the grassy areas throughout the community.

Maintenance – Rick explained the fence replacement at 1123 Madera Lane and how Mike is to proceed.

Parking – Rancho Del Oro cannot tow vehicles parked along the front of the garages because the red lines are not stenciled no parking, fire lane. Danielle will contact Michael of Eagle Paving and have him meet with Janet to walk the property and get this done.

New rules for parking will be tabled and put on the agenda for the April Board meeting.

The poles are in place for the Guest parking spaces but the signs have to be made as the ones from Rancho Del Oro towing were not good enough. After a very lengthy discussion, the Board agreed to the wording of the signs. Danielle will have 9 of them made and once completed Mike will mount them to the poles now in place. It was also agreed that the signs will be white with red lettering.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. Jerry stated that the Mens restroom is stopped up. Danielle will let Mike know. The gate is still not working correctly at the pool and it is still too new for so many problems. Rick says you can open up the gate with a butter knife. APS will be called to fix the gate and the alarm.

UNFINISHED BUSINESS – Linda made a motion to approve the Newsletter and insurance info provided by the Association's agent for distribution in April under the new management contract, Janet seconded the motion, all in favor, no opposed, motion carried.

The pool work has now been scheduled to begin on March 23rd. The pool will be closed for a 2 week period. Janet stated that on a few occasions underage children have been seen in the pool enclosure without any adult supervision. It was agreed that this is a violation of State law. Danielle will contact legal and find out if we can suspend pool entry for this type of safety violation without going through the letter process as it is a danger to life and limb. Legal will also be asked how long can the pool entry card be suspended for this type of violation.

Danielle then explained the new State Law of keeping a daily log at the pool for chemical balance. Community Pools will be sending out letters to all their accounts with regard to this matter.

NEW BUSINESS – The all inclusive management contract was reviewed. Linda made a motion to approve and accept the new contract, Frank seconded the motion, all in favor, no opposed, motion carried.

With no further business to discuss, the meeting was adjourned at 7:55 p.m.