

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 18, 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 5:35 p.m. Directors present were Linda Trettin, Jerry Beasley, Janet Campbell and Frank Stellas. Robin Clift was absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Rick Trettin, Carol Gentile and Jane Harrington.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Several maintenance issues were discussed that Danielle will have addressed and Carol asked if she made all the arrangements could the Association have a community garage sale. Board was all OK with the sale and Janet volunteered help Carol out with the arrangements.

MINUTES – The minutes of the regular session and executive session meetings held on July 21, 2015 were then reviewed. Linda made a motion to approve the regular session minutes with 2 changes and the executive session minutes as they are, Frank seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – Linda stated that there is over \$70000.00 in operating and about \$154,000.00 in reserves. Figures show with all the plumbing and decking expenses the reserves are not gaining any ground to start another building. We are still proceeding with the bidding process to find another contractor for the refurb project but we have to watch all spending right now, especially items that aren't emergencies.

The 2 new delinquent accounts were sent a Pay or Lien letter. Account 0057 made a payment towards the delinquency, so legal is going to offer her to go on our payment plan. Account 0012 will be liened and if account 0082 has not paid August assessment, they will be sent a Pay or Lien letter.

Linda then made a motion to accept the financial report for July, Jerry seconded the motion, all in favor, no opposed, motion carried.

COMMITTEE REPORTS: Architectural – 1210 Mariposa Court made a submission for an air conditioner unit on his patio. The board discussed this at length. They are not in favor of the unit being on the patio because of the noise, therefore this installation is not approved. Danielle will let him know that they only want a/c units installed on the roof. Danielle will call TAG Roofing to find out what they will charge to come and inspect an installation on the roof so that the installation does not compromise our warranty and then that expense has to be passed on to the owner installing the unit.

Landscape – Landscape notes are duly noted. Bemus needs to replace a bush that has died in the front of 1183 Madera. The bid for the removal of the dead Olive tree at the main entrance was reviewed. Frank made a motion to remove the tree for \$150.00 but no stump grinding, Janet seconded the motion, all in favor, no opposed, motion carried. The bid for the messy trees to stop fruit suppression was tabled as Bemus is doing a much better job at cleaning up and the bid is just too high for this unnecessary expense.

Maintenance – Rick reported that he will be present at the meeting with the stucco/wood guy to look and bid on the next building we will paint.

Parking – Jane reported that many owners are still using guest parking and staying over the 4 hour limit. Very frustrating!!

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. It was agreed to wait until September 15th to file a breach of settlement if terms are not met.

Linda suggested that Danielle write a letter to Mr. Miller, a past owner who still owes the Association money to let him know that we would like to clear his account and request a copy of his DD214. Letter to be sent certified mail.

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

It was agreed that the playhouse in the common area will be removed by the Association. Janet will contact Debbie to do this.

No solution was made about motor oil in the parking spaces at this time.

The asphalt repair bid for in front of the garage at 1195 Madera was denied. Much too expensive to do. Danielle will have Mike take a look and see if he can add a gutter and/or a berm of asphalt to deter the water from going into the garage.

NEW BUSINESS – The rusted meshing in the eaves actually are installed under the stucco and to repair would be a major expense that the Association cannot afford to do. This screening has been deteriorating over the years. When we get a bid for the next building we could ask what the extra expense would be to correct this deteriorated meshing as we continue on with the refurb buildings.

The cover letter and new owner/tenant registration forms were reviewed. Janet made a motion to approve for owner distribution, Linda seconded the motion, all in favor, no opposed, motion carried.

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