

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 4, 2018

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

The Board of Directors meeting of Vista Park Villas Condominium Association was called to order at 5:30 p.m. Directors present were Lorena Rosas, Clarence Mauhili, Linda Trettin and Jonny Sensenbaug. Robin Clift was absent. Danielle Mancini was also present representing HOA Services.

Guest owners in attendance - Rick Trettin, Dave Barry, Janet Campbell, Patrice Correy and Audencio Vargas.

OPEN FORUM – Several landscape and irrigation issues, solar panels and drywall work that needed to be completed were discussed.

MINUTES – The minutes of the regular session and executive session meetings held on July 24th 2018 were then reviewed. Linda made a motion to approve both sets of meeting minutes, Clarence seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The April through July, 2018 financial statements were reviewed. Linda reported that as of July 31 the operating balance was \$60,109.26 and reserve balance \$178,060.75. She also noted that there have been several slab leaks that have already cost the Association over \$14,000.00 and with the newer reported leaks possibly another \$14,000.00.

Delinquencies were then discussed. It was duly noted that only one owner is delinquent and was sent a Pay or Lien letter, however that letter was not responded to and no money has been received. Clarence made a motion to lien that owner, Linda seconded the motion, all in favor, no opposed, motion carried.

Linda then made a motion to approve the financial report from April through July, 2018, Lorena seconded the motion, all in favor, no opposed, motion carried.

COMMITTEE REPORTS – Architectural – 1117 Madera Lane is requesting approval for a security screen door. Linda made a motion to approve the request conditionally, so long as the door mount was not done through the stucco, Lorena seconded the motion, all in favor, no opposed, motion carried.

1223 Mariposa Court is also requesting a security screen door and new vinyl windows. Linda made a motion to approve this request conditioned on the door not being mounted through the stucco, that she follows the window installation rules and regulations and she sign a maintenance indemnity agreement for the windows, which must be recorded. Clarence seconded that motion, all in favor, no opposed, motion carried.

1142 Madera is requesting permission for two window a/c units. Jonny made a motion to conditionally approve this request provided they follow the rules and regulations using plexiglass above the a/c units, Lorena seconded that motion, all in favor, no opposed, motion carried.

Landscape – Landscape Walk notes were duly noted. Nothing to discuss at this time.

Maintenance – Rick stated that he was very unhappy to learn how Hanna is doing the pipe reroutes and leaving debris in the walls from their work. He has issue with how they are running the pipes through kitchen cabinets. The Association should get a second opinion on doing these reroutes. He also suggested to the board that once the pipes are in the unit's air space, is that owner now responsible for the rerouted pipes.

We need to get back to our LED lighting program. Check to see if Mike is back to work and get him started. Also, another electrical issue would be the outlet on the outside of the meeting room on the patio side. Vagrants are using this power and we need to plate over it so that no one can use the power.

Parking – Committee Chair, Janet Campbell stated that there have not been any parking issues but she has one issue with speeding by a grey pick-up truck she thinks might live at 1191 Madera.

She inquired once again about the faded numbering on several parking spaces. This will be discussed later in the meeting.

Security – Committee Chair, Janet Campbell stated that there have not been any issues with the pool so far and things seem to be going smoothly. The extra lighting is very helpful and the cameras are doing their job.

MANAGEMENT REPORT – All items were reviewed and duly noted. Since Janet's request at last month's meeting for renumbering some faded parking space numbers, Danielle researched the records to find that the parking lot was done 4 years ago, so it is due for repairs, a slurry and a restripe. The entire parking lot needs to be done not just a few spaces.

The City of Vista still has not come out to pick up their cones. Danielle will call them again.

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

LED Lighting – A fixture was found for a dusk to dawn with photo cell in lower wattage (100 watt) for less than \$185.00 per fixture including shipping. Linda made a motion to purchase 6 of the lower wattage fixtures but to use the higher wattage, 3-way adapter by the dumpster site near 1119 Madera and use lower wattage LED light for the one out front between 1123 and 1125 Madera. Lorena seconded that motion, all in favor, no opposed, motion carried.

Warm Weather Tree Trimming Bid from Bemus Landscape was then reviewed. The pear trees are not healthy, so instead of trimming them they should be removed. There is also a tree in the parking lot down by 1187 that should have its umbrella raised so the new lighting will shine all the way down. Danielle will have Bemus revise the bid and send it via email for approval.

NEW BUSINESS – A Rules and Regulations Committee to revise our current ones needs to be established. Lorena and Jonny agreed to be Board volunteers. Patrice Correy will be a volunteer owner and the committee should look for one or two more. The committee can meet when convenient for all and do one section at a time until everything is revised. Once that is done, it will be sent to the membership for a 30-day review.

The bids from Coastline Construction and Dynamix Paint for the next phase of building refurbishment of 1216-1222 Mariposa Court plus the pool/meeting room building were reviewed. Also, an additional bid from Coastline to repair the screening at the fascia around 1157-1163 Madera was presented. Linda made a motion to approve all, Clarence seconded the motion, all in favor, no opposed, motion carried.

It was agreed that Danielle will get 2 competitive bids from 2 paving companies who are capable of doing "full thickness" repairs.

With no further regular business to discuss, the meeting was adjourned to executive session at 8:08 p.m. to discuss a legal issue.