

# **VISTA PARK VILLAS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING July 21, 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 Robin Clift Frank Stellas was absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Rick Trettin, Glenda Rooney and Jane Harrington.

### **HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.**

Several maintenance issues were discussed that Danielle will have addressed.

**MINUTES** – The minutes of the regular session and executive session meetings held on June 23, 2015 were then reviewed. Linda made a motion to approve, Jerry seconded the motion, all in favor, no opposed, motion carried.

**FINANCIAL STATEMENT** – Linda stated that there is over \$76,000.00 in operating and about \$134,300.00 in reserves. The plumbing expenses that have been incurred are now over \$60,000.00. Even though we cannot start another building to refurbish at this time, we can at least start the bidding process. Danielle works with two large painting companies that she can get bids from using Linda building specs. Linda also suggested getting a bid from a stucco company and one from Mike of Precision Home Maintenance. The next building scheduled to do is an 8 unit building starting with 1148.

There are 2 new delinquent accounts that need to be sent a Pay or Lien letter. Linda says we need to cut down on legal costs due to the way the Courts look at these type charges. We lost again in small claims court because of them. Maybe legal can provide a template on the lienning process and we can do it ourselves. Danielle will check with legal on this issue. Once we get this information, Linda made a motion to proceed with first letters to accounts 0012 and 0057, Robin seconded the motion, all in favor, no opposed, motion carried.

Linda then made a motion to approve the financial statements for June, 2015, Jerry seconded the motion, all in favor, no opposed motion carried.

**COMMITTEE REPORTS – Architectural** – Dave Barry submitted an application for new vinyl windows to be installed per the Association's guidelines. Jerry made a motion to approve, Janet seconded the motion, all in favor, no opposed, motion carried. There were no other new submissions.

**Landscape** – If problems continue with the walkways that Bemus Landscape does not seem to handle correctly, they will be put on notice. It was agreed though that the new plants are growing and looking very nice.

**Maintenance** – Rick reported that the first trash enclosure on Madera can really not be re-configured because of the way the trash truck needs to pick dumpsters up and had nothing more to report at this time.

**Parking** – Janet announced that she has issued 2 guest parking permit, one to Jane and one due to an emergency without checking with management because it was a request made after hours for the weekend. The Board was not in agreement that this permit was issued, as no one should get a permit without giving the required 24 hour notice and application made by going to the email listed on the WEB site.

**MANAGEMENT REPORT** – Danielle then reviewed her management report. All items were duly noted.

**UNFINISHED BUSINESS** – There was no unfinished business to discuss.

**NEW BUSINESS** – Linda suggested that each month we have on the agenda a vote to continue pool gate card suspensions for the owners who have not complied with the pool gate card rules. Jerry voted to do that and to also continue the suspension until the proper paper work is provided, Linda seconded the motion, all in favor, no opposed motion carried.

Linda also presented a Tenant Information sheet that she wants to post on the WEB site which outlines information that tenant's living at Vista Park Villas should be aware of which also makes them aware that management is not to address tenant requests. Robin made a motion to post this, Jerry seconded the motion, all in favor, no opposed, motion carried.

With no further regular business to discuss, the meeting was adjourned to Executive session to discuss a legal issue and a collection matter at 7:09 p.m.