

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 17, 2017

*****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 5:40 p.m. Directors present were Robin Clift, Linda Trettin, Janet Campbell and Jerry Beasley. Frank Stellas was absent. Danielle Mancini was also present representing MGR Property Management.

Guest owners in attendance were Dave Barry and Lorena Rosas.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Items reported to the board included, fence at the entrance is bent and needs to be looked at, the plumbing issue at building 1117-1123 proved to have been nothing and it has corrected itself, other issues with vehicles driving through the landscaping, sagging lattice cover over the trash enclosure by 1119 Madera and a discussion as to whether or not the doors should be removed from this enclosure.

MINUTES – The minutes of the November 15, 2016 regular session meeting was then reviewed. Robin made a motion to approve both sets of minutes, Janet seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The October, 2016 financial statement was reviewed. Linda made a motion to approve these, Jerry seconded the motion, all in favor, no opposed, motion carried. The November financial statement approval will be tabled until MGR can present a more accurate, readable financial. The delinquency report for December was reviewed. It was agreed that 7 unit owners will be sent to legal as they are over two months' delinquent. Pay or Lien letters will be sent to them giving them a grace period of 30 days to make their account current. If they don't after 30 days a lien will be filed. The Board asked that Danielle contact legal about the new foreclosure laws and making partial payments. She will email the Board about this when she has a response from legal. It was also agreed that MGR needs to start applying late fees. Danielle will make sure this begins to happen.

COMMITTEE REPORTS: Architectural – No new submissions at this time.

Landscape – Nothing to report at this time. Walk was cancelled due to the rain.

Maintenance – In Rick's absence Linda said that there was nothing much to report except that Rick has built a shelf to house the computer and printer for the cameras and pool gate surveillance and he will install it once the weather gets better in the next few weeks.

Parking – Janet reported that the towing company has a new app for the phone that you can log into and sign tow slips electronically.

MANAGEMENT REPORT – Danielle reviewed her management report. All items were duly noted. At 1166 the wood and security door has been removed, now Mike needs to come in and patch the nail holes and paint. 1129 will be sent a letter giving him 15 days to remove the fruit tree he planted that he was told not to plant. If this is not done the Association will remove it. The leak at 1132 was handled. The request for a reimbursement for damage his unit caused to another was rejected as the Association immediately replaced the pressure regulator as soon as they were told that the pressure was reading high. It was suggested that when Hanna is called for a plumbing issue that they always take a pressure reading and note it on their invoices so we have better knowledge and information moving forward.

Moving funds to reserves was tabled until the financial statements are more accurate and we have a better financial picture.

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, Robin seconded the motion, all in favor, no opposed, motion carried.

The last two buildings and the pool meeting room termite tenting bids were reviewed. Janet made a motion to approve them but not to do the work until sometime in March when the weather will be better and the threat of rain is greatly reduced. Linda seconded this motion, all in favor, no opposed, motion carried.

Linda informed the board that the camera surveillance system is now completed and up and running.

NEW BUSINESS – First 3 items were discussed during the management report.

Linda requested the Board consider an increase internet speed. She explained that the upload speed is slower than the download speed but for accessing the app for security we need to upload and the speed needs to be faster. She estimates an added cost of approximately \$30.00 a month. Robin made a motion to approve the upload speed addition based on a necessary need, Janet seconded the motion, all in favor, no opposed, motion carried.

Remote access for the pool gate was then discussed. This would enable the Board handle this via the internet and no one would have to physically go to the meeting room and change entry card status as it can all be done on line. APS will have to come out and show us how and what needs to be done to put the gate on remote access. Jerry made a motion to approve, Robin seconded the motion, all in favor, no opposed, motion carried. Guest Lorena Rosas volunteered to be on the security committee as an on-site owner. The Board thanked her and appointed her to this committee which presently are the present board members.

The 2017/18 budget draft was reviewed. Approval was tabled until we see the final draft of the reserve study. Danielle will email them all a copy once received for their review.

If there is a need to raise the dues owners need to be told about delinquencies which in large would be a big part of that decision. Legal will be asked if the Board can legally expose to the membership the identity of these delinquent owners.

Before adjournment Linda brought 2 buildings to the attention of the Board with high water usage and that these buildings need to be watched and if the high usage continues we may have to get Hanna to investigate.

With no further regular business to discuss and no need for an executive session, the meeting was adjourned at 8:05 p.m.