

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 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 Robin Clift, Linda Trettin, Jerry Beasley, Frank Stellas and Janet Campbell. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave and Lori Barry, Simon and Cynthia Castillo, Rick Trettin and Jane Harrington.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Things discussed - Children at Play sign, sub-metering for water issues, vehicle towing, barking dogs, recycle bin for plastic is missing, parties at the pool.

MINUTES - The minutes of the regular session meeting held on March 17, 2015 were then reviewed. Linda made a motion to approve, Janet seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT - Linda stated that she reviewed the September, October and November, 2014 financial statements as well as the March, 2015 statement. All looked in order to her.

Regarding delinquencies, Jerry made a motion that account #0005 and #0008 will be sent a Pay or Lien letter and that #0076 will be revisited in May, Linda seconded the motion all in favor, no opposed, motion carried.

Linda then made a motion to approve the financial report, Janet seconded the motion, all in favor, no opposed motion carried.

COMMITTEE REPORTS - Architectural - There is one application from a new owner at 1214 Mariposa Court to install some type of plastic wire material on the inside of the wrought iron railing around the upper deck. The Board was adamant about nothing being attached to the railing. Janet made a motion to disapprove the submission, Robin seconded the motion, all in favor, no opposed, motion carried.

Landscape – The turf removal project is on-going and Bemus Landscape has begun to start killing many of the grassy areas throughout the community. They will be installing adjustable flat spray heads and doing some edge trenches for better water flow to avoid soil erosion.

Maintenance – Rick reported his disappointment in the workmanship on this recent refurbished building. They were not filling in the holes in the stucco and when he addressed the issue with the worker he was told that if he wanted the job done right, it would cost him much more than they were paying!!

Parking – Janet and Jane presented some ideas on the issuance of parking permits and rules associated with the permits. After a lengthy discussion and no agreement reached on some issues, it was agreed that Jane and Janet would take Linda's notes, their notes and the original Rules and Regulations, incorporate them all into one document that can be reviewed and approved at May's meeting. Linda stated that we should proceed with the Permit Sign for the guest spaces now. The sign company can determine the lettering size and sign size to be attached to all the guest parking sign posts. Robin made a motion for Danielle to order, Frank seconded the motion, all in favor, no opposed, motion carried.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. It was agreed when the handyman needs a bigger ladder, Rick will lend him his or he can rent one for the day. Tag has never gotten to the satellite dish on the roof at 1204 but thinks he can get to it by the beginning of next week. It was suggested that Karl be asked to take a picture of the dish and of the roof after the removal of the dish. Creating a new reserve for the meeting room was discussed. It would be right to remove the expense from the Pool Reserve. Frank made a motion to do this, Robin seconded the motion, all in favor, no opposed, motion carried.

UNFINISHED BUSINESS – APS doesn't seem to know what they are doing. Last visit out for the gate, Linda had a terrible experience. Besides making her wait so long for them to arrive, they didn't have the right equipment on the truck, they left the gate propped open unattended, etc. Danielle spoke with the supervisor, Chad and explained how unprofessional the experience was and so far we have not received a bill for the work they did do on that visit. Gate is working OK now so no action will be taken at this time.

When the Association is ready to do the next building refurbishment, we will get another bid from another company besides one from Catspaw Construction due to the comments and results of the work done on the most recent building done.

NEW BUSINESS – Audit/tax prep bid from Beck and Company was reviewed. Linda made a motion to approve, Robin seconded the motion, all in favor, no opposed, motion carried.

To avoid late fees it was suggested that the utilities be put on auto-pay. Jerry made a motion to do that, Frank seconded the motion, all in favor, no opposed, motion carried. Linda will still want copies of all the water bills.

With no further regular business to discuss, the meeting was adjourned to Executive Session to discuss a legal/collection matter at 7:55 p.m.