

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 24, 2014

*****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 5:30 p.m. Directors present were Robin Clift, Linda Trettin, Janet Campbell, Frank Stellas and Jerry Beasley. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Rick Trettin, Dave Barry, Jane Harrington

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

ELECTION OF OFFICERS – Jerry Beasley made a motion to retain the same offices for the 2014-15 term of office with Janet stepping into Lorena's office of Vice President and Architectural Committee Chair, Linda seconded the motion, all in favor, no opposed, motion carried.

VIOLATION HEARING – 1108 Madera Lane – Board took into consideration the owner's written submission and will render their decision in Executive Session.

1204 Mariposa Court – This unit now has a new owner so the hearing is cancelled. A new letter was written to record owner requesting the removal of the large palm tree. Failure to comply will result in a hearing with the new owner of record.

MINUTES – The minutes of the regular & executive session meetings of May 20, 2014 were reviewed. Linda made a motion to approve with one correction, on page 2 of the regular session meeting, Robin seconded, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – May, 2014 - Linda reported that the Association now has approximately \$189,000.00 in reserves and approximately \$74,000.00 in operating funds. We still have about \$30,000.00 to spend to tent the rest of the remaining buildings and the refurb project projection of approximately \$288,000.00 to complete all the buildings so we have to be very diligent in watching all expenses from reserve funds because the less we spend on other items the sooner the rest of the buildings can be refurbished.

Delinquencies are minimal except for one account that is liened. Linda stated that she thinks that Account 0042 was sent a late letter in error. Danielle will check on this with accounting. A Pay or Lien letter should be sent to Account #0055. Watch should be kept on Accounts 0015, 0033, 0036, 0039, 0046 and 0049 that are now one month delinquent.

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

COMMITTEE REPORTS – Architectural – There were no new submissions.

Landscape – Danielle stated that there have been more irrigation problems this month than usual. The landscape as a whole though is looking better.

Linda then explained what the Grass Incentive Program is all about. By replacing areas with other vegetation and removing grass, the City is offering rebates. A walk with Bemus to determine the areas we want removed and the square footage of the areas must be done soon, so that it can get submitted for rebate before the funding runs out. Linda will talk to Cy about a walk of the property and let the rest of the Board know so that any member who would like to accompany her and Cy can be present.

DUE TO ANOTHER PRIOR COMMITMENT, ROBIN CLIFT LEFT THE MEETING.

MANAGEMENT REPORT – Danielle then reviewed her management report. All correspondence was duly noted. Action item on her report is to review the bid from Precision Home Maintenance for the valve boxes. His cost for labor and materials is approximately \$5,000.00. The Board thought this might be a little high but since the City is expecting us to do this Jerry made a motion to approve this bid subject to finding out if there is a cheaper alternative. This will be given 2 weeks to research but if at the end of 2 weeks no alternative is found, Linda motioned to second, all in favor, no opposed, motion carried

UNFINISHED BUSINESS – The Swimming pool and pet rules were reviewed. Revisions were made to both. Linda made a motion to send these revisions out to the membership for 30 day review, Janet seconded the motion, all in favor, no opposed, motion carried.

The final draft of the Window Replacement Guidelines was reviewed. Linda made a motion to approve them for distribution to the membership for 30 day review, Frank seconded the motion, all in favor, no opposed, motion carried.

The bids to repair the deck at 1117 Madera Lane were reviewed. Linda made a motion to approve the bid from WICR for \$4,354.00, Jerry seconded the motion, all in favor, no opposed, motion carried.

NEW BUSINESS – The signage for the streets at the main entrance was discussed. The sign was destroyed when the light was hit last year. The Board gave Danielle the OK to pursue a new sign, she will work with Mike on this.

Hop Scotch and Tic-Tac-Toe stencils for the children was discussed. Janet has a friend that will help her paint them on the cement behind the meeting room for the children at no cost to the Association. It was agreed that the “Children at Play” signs will be removed since the Association is adamant about children not riding bikes, skateboards, scooters, etc. in the common area.

Parking Committee – Janet volunteered to be the Board liaison for this committee. Dave Barry and Jane Harrington volunteered to be a part of the committee. They will work with the towing company.

Frank then asked the board for their approval for him to pay Catspaw Construction to repaint the entry sign. The Board agreed to have him proceeding with this.

With no further regular business to discuss, the meeting was adjourned to executive session to discuss member discipline and contract negotiations at 7:34 p.m.