

VISTA PARK VILLAS HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

December 5, 2013

MINUTES

NOTICE OF MEETING

Upon notice of given and received, the meeting of the Board of Directors was held at Vista Park Villas meeting room, Vista CA, 92084 at 4:30 p.m.

CALLED TO ORDER

President Robin Clift called the meeting to order at 4:31 p.m. after open forum.

DIRECTORS AND OFFICERS PRESENT:

President: Robin Clift
Secretary: Frank Stellas
Treasurer: Linda Trettin
Director: Jerry Beasley
Lorena Rosas absent

MEETING MINUTES:

- 1) Upon a motion made by Jerry Beasley, seconded by Frank Stellas and approved by Frank Stellas, Linda Trettin and Frank Stellas, the Board approved the minutes of the regular meeting held October 30, 2013. Robin Clift abstained.
- 2) Upon a motion made by Robin Clift, seconded by Linda Trettin and approved by Robin Clift, Linda Trettin, and Frank Stellas, the Board approved the minutes of the executive meeting held October 30, 2013. Jerry Beasley abstained.

FINANCIAL REPORTS

- 1) Upon a motion made by Robin Clift, seconded by Jerry Beasley and unanimously carried, the Board approved the financials for October 2013. A motion was made by Linda Trettin to change back to the modified accrual method of accounting in the coming fiscal year. The motion was tabled until more information was obtained by the accountants and legal counsel.

DELINQUENCY REPORT:

- 1) Upon a motion made by Linda Trettin, seconded by Robin Clift and unanimously carried the Board approved a lien on parcel #173-470-04-87.

COMMITTEE REPORTS

- 1) Architectural Committee - N/A
- 2) Upon a motion made by Linda Trettin, seconded by Jerry Beasley and unanimously carried the Board did not accept the proposal by Bemus Landscaping for preventative

valve repairs.

- 3) Budget Committee was created to prepare a Budget recommendation for the January 30th, 2013 Board meeting. Budget Committee volunteers are Robin Clift, Linda Trettin, Jane Harrington, Lynne Fiedler, and John Bernardi.

UNFINISHED BUSINESS:

- 1) The pool gate system is to be placed on next month's agenda in order to review the latest proposal more carefully.
- 2) Upon a motion made by Robin Clift, seconded by Linda Trettin and unanimously carried, the Board approved the proposal by Precision Maintenance. Owner may keep the patio cover if owner can safely support the cover while the fence is constructed.
- 3) Upon a motion made by Jerry Beasley, seconded by Robin Clift and unanimously carried, the East Vista Way gate is to remain closed. It is to be placed on the agenda for the next Board meeting.
- 4) Upon a motion made by Robin Clift, seconded by Linda Trettin and unanimously carried, the refurbished buildings are to have all parts of the gutters white, the garage doors white. The garage exterior passage doors are to be the same color as the base color of each building.

NEW BUSINESS:

- 1) Upon a motion made by Robin Clift, seconded by Jerry Beasley and unanimously carried, the Board approved the proposal from Sonnenberg & Company for a full physical reserve study for the March 2014 fiscal year.

NEXT MEETING:

The next meeting is January 30, 2014

ADJOURMENT:

There being no further business to come before the Board the regular Meeting was adjourned at 6:19 p.m. and moved to Executive Session after open discussion.

EXECUTIVE SESSION SUMMARY

- 1) An Executive Session was held to discuss legal issues and homeowner correspondence.

Attest:

President or Secretary of Vista Park Villas Homeowner Association

Date