

# **VISTA PARK VILLAS CONDOMINIUM ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**January 19, 2016**

### **\*\*\*MINUTES\*\*\***

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, Janet Campbell and Frank Stellas. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Rick Trettin and Lorena Rosas.

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

Subjects discussed - excessive noise issues, trash dumping and follow up, lights out and the removal of a playhouse in the common area.

**VIOLATION HEARING** - No one showed for this hearing. Results will be decided in Executive Session immediately following this meeting.

**MINUTES** - The minutes of the November 17, 2015 meeting were then reviewed. Linda made a motion to approve the minutes as written, Jerry seconded the motion, all in favor, no opposed, motion carried.

**FINANCIAL REPORT** - The November and December financial statements were reviewed. Linda stated that the reserves show that we have at little over \$193,000.00 in reserves and a little over \$58,600.00 in operating. We are still under budget in operating expenses for the year.

One item to note is that we have far better ways to spend our money than to hire contractors to clean out gutters. We should be focusing on doing larger projects such as accomplishing more building refurbishments than anticipated and if we spend our money wisely it looks as though this could be done this year.

Linda suggested that we do get bids for the next 2 buildings. Jerry made a motion to proceed with the bidding process, Linda seconded the motion, all in favor, no opposed, motion carried. Danielle will contact Coastline Construction and Dynamix Paint.

There were no new delinquencies and anyone over a month delinquent has been liened. Account #55 should be watched so that we can foreclose as soon as the legal amount is reached excluding legal fees and costs. Account #12 is current in their payments.

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

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

**Landscape** – Landscape notes are duly noted. Linda stated that Bemus was asked to produce a map showing all the valves and the ones they have replaced. Jose did this and so now we have a tool to track the valve replacements as we are billed. It was also duly noted that the Bemus monthly fee will remain the same because the mowing they do not have to do anymore was not labor intensive and there is now more weeding and trash pick up to off-set the mowing.

We will talk to Bemus about adding new mulch to some areas that seem to have been washed away on our walk tomorrow.

**Maintenance** – Rick stated that Grant from Coastline Construction did figure out a way to repair the holes in the screening at the eaves and is pleased with how the buildings just done turned out. Lighting was also discussed, Rick mentioned LED lighting might be the way to go. Linda suggested possibly extending the current fixture up higher for better light spread.

Rick also suggested, since we still have this problem of residents string cables all over the buildings instead of doing the splitting on their interiors, that a sign should be made and posted at the main entrance, so all installers know that this is not acceptable to the Association. Jerry made a motion to do this, Frank seconded the motion, all in favor, no opposed, motion carried. Rick will put wording and sizing of sign together for Danielle and Danielle will order the sign to post at the main entrance.

**Parking** – Janet mentioned the moving problem from the old tenants at 1141 Madera and that they had a truck with a long trailer attached in guest parking. She called the tow company and they will not tow a vehicle if a trailer is attached.

She also stated that the guest parking space of 1160 Madera has an unlicensed vehicle in it that doesn't move. She says it may have something posted in the window and waiting for plates. Danielle and Linda will check this out on tomorrows walk.

**MANAGEMENT REPORT** – Danielle then reviewed her management report. All items were duly noted. Mike from Precision Home Maintenance will be completing the Association's responsibilities on the rodent exclusions on building 1180-86 Madera this week. It was also agreed that hearings for not returning registrations forms and/or leases will be scheduled for February, spaced 5 minutes at a time and heard in Executive Session.

**UNFINISHED BUSINESS** – Past owner delinquency information will be dismissed at this time until Linda has a chance to do more research.

Robin made a motion to continue pool gate card suspensions for any owners still delinquent in their dues, Janet seconded the motion, all in favor, no opposed, motion carried.

The plumbing problem in 1200 Mariposa still remains an issue. If we do not get any cooperation from the owner we need to find out how the Association can legally enter and fix whatever is consuming all this water usage. Sub-metering is not the solution. Danielle will check the civil code and if it is not perfectly clear she is to get a legal opinion on how to proceed. It will probably entail getting a court order.

She will also ask Hanna Plumbing to rebid this same building to correct the way the water lines are run, as two units are hooked up together and should not be, something Protec Maintenance did several years back now.

The lack of room for parking in the extra space for 1194 Madera was revisited. Jerry went and inspected and measured the area and there is just not enough room the way things exist there now for a vehicle to get in and out easily. He suggested that the parking stop be moved up to the edge of the asphalt to give this space some additional footage to make parking in this space easier to navigate in and out of. Robin made a motion to approve moving the parking stop, Janet seconded the motion, Robin, Janet, Jerry and Linda approved, Frank abstained from voting, motion carried.

**NEW BUSINESS** -The 2016-17 budget draft was reviewed. Linda stated that there are two reasons this budget is perfect the way it is, one it does not include an increase in the dues and two it allows for more money to be put into reserves each month. Robin made a motion to approve the budget for distribution, Janet seconded the motion, all in favor, no opposed, motion carried.

Audit and Tax Preparation bids were then reviewed. Robin made a motion to use Beck and Company, Frank seconded the motion, all in favor, no opposed, motion carried.

Fence Replacement should start again. Linda suggested that we reimburse the owner of 1208 Mariposa for his fence expense but Jerry felt we should wait and do the fencing before him on the list of priority we have. Robin made a motion to get bids for fences at 1129 and 1145 Madera and 1221 Mariposa next from Precision Home Maintenance and if the bids come in comparative to what we paid in the past to immediately proceed with the work, 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 two legal issues and a member discipline matter at 7:40 p.m.