

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
ORGANIZATIONAL MEETING
OF THE
BOARD OF DIRECTORS
June 23, 2015

*****M I N U T E S*****

The Organizational session meeting of the Board of Directors of Vista Park Villas Condominium Association was called to order at 6:18 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 Jane Harrington.

ELECTION OF OFFICERS – After some discussion, Jerry made a motion for the present Board members to retain their same offices for the 2015-16 term of office, Frank seconded that motion, all were in favor, no opposed, motion carried. Danielle will send out an election results letter to the membership.

MINUTES – The minutes of the regular session and executive session meetings held on May 19, 2015 were then reviewed. Linda made a motion to approve, Jerry seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – Linda reviewed the May, 2015 financial statement. We are looking better this month because we had no plumbing issues. She was also in agreement to move \$20,000.00 from operating to reserves and make some necessary fund changes per Danielle's suggestions. Financially it was agreed that we could start doing some fencing, at least one every other month starting with our priority list.

There are no new delinquent accounts on the report we have in the packet but per the mid month report, Linda made a motion that if this report shows that anyone is over 2 months delinquent they will be sent to legal for a Pay or Lien letter, Robin seconded the motion, all in favor, no opposed, motion carried.

Association has received 2 sets of late fees for the water for the past 2 billing cycles. TMI got the 1st ones reversed and will try to get the 2nd ones removed. The Board agreed to go on auto-pay and also to make things move faster on the operating account only one signature will be needed.

Jerry then made a motion to approve the financial report for May 2015, Janet seconded the motion, all in favor, no opposed motion carried.

COMMITTEE REPORTS – Architectural – There were no new submissions.

Landscape – Linda stated that the irrigation stations and coverage have not been checked yet, as we are waiting to make sure the new plantings get established, they we will check everything. We are giving Bemus 6 months and after that we are going to ask them to reassess our contract price due to the fact that grass has been removed and their work is less labor intensive.

Maintenance – Rick had nothing to report at this time.

Parking – No one has requested a guest parking permit to date but the web site has all the committee info on it and as of July 1st the committee will start towing vehicles in violation. Also, before any permits are issued the committee is to check with Danielle to make sure all the proper documentation is on file.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted.

UNFINISHED BUSINESS – No new plumbing issues to discuss at this time although 5 buildings had high readings and we will keep a watchful eye for the time being.

NEW BUSINESS – Bid to remove tree at 1114 Madera Lane was reviewed. Jerry made a motion to approve this bid for \$490.00 to include the tree branch at 1223 Mariposa Court, Janet seconded the motion, all in favor, no opposed, motion carried.

Bid from WICR to repair the deck at 1181 Madera was reviewed. It is in very poor shape. Robin made a motion to approve this work to be done, Janet seconded the motion, all in favor, no opposed, motion carried.

Security for pets and small children on upper decks was then discussed. Railings are no longer to code since our buildings were built. A Plexiglas attachment is an easy and not too expensive suggestion. It was agreed this would be a good solution but rules are needed for an installation of this kind.

Architectural Submission must be made for the Plexiglas and conditionally owner must agree to the following:

#1 Plexiglas will be removed when an owner who installed this product sells their unit

#2 Plexiglas installation does not allow a resident to leave their pet or child unattended on the patio balcony

#3 Plexiglas is to be maintained in good repair by the owner

#4 Owners are responsible to advise the association of any safety issues regarding their stairs or their upper patio railings.

This will be sent out to the membership for the required 30 day review period. Robin made a motion to adopt the policy above, Janet seconded the motion, all in favor, no opposed, motion carried.

With no further business to discuss, the meeting was adjourned to executive session to discuss a legal issue and a collection matter at 7:15 p.m.