

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 17, 2017

*****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, Janet Campbell and Frank Stellas. Jerry Beasley was absent. Danielle Mancini was also present representing MGR Property Management.

Guest owner in attendance - Dave Barry.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Dave stated that he repaired his own fence from storm damage and wanted to make sure the Board was OK with his repair. He also mentioned that the side area of his unit needs planting, right now it is mostly dirt.

MINUTES – The minutes of the January 17, 2017 regular session meeting were then reviewed. Robin made a motion to approve both sets of minutes, Janet seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – Linda stated that she is not prepared to approve the November or December financial statements at this time. She is still trying to understand them and some things definitely need to be changed. MGR is calling our prepaid owners over-collected assessments which is misleading and should be relabeled as Prepaid. She is satisfied with the bank balances and was happy to announce that we have about \$56,000.00 in operating and about \$150,500.00 in reserves.

In reviewing the delinquency report, Linda made a motion to proceed with a lien on 5 accounts and to have attorney do a Pay or Lien letter for Account 1172. Account 1156 needs to be pursued through escrow on past owner and account 1184 owner request will be discussed in executive session this evening.

Linda made a motion to approve the financial report but not the November and December, 2016 financials, Robin seconded the motion, all in favor, no opposed, motion carried.

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

Landscape – Nothing to report at this time. Walk-through notes were duly noted.

Maintenance – Nothing to report at this time.

Parking – Janet reported that she will keep a closer eye on some problem areas and meet with the tow guys and fill them in. It was also noted that the large white truck parking in space 1134 is the actual vehicle that has damaged the landscaping. Several residents have witnessed this. Also, the parking space next to garage 1146 needs to be re-stenciled to 1146 right now it says 1147 but that is an error. Danielle will have Mike make this change when he installs the posts. He also needs to reinstall the post at the light pole as you turn onto Madera. Someone evidently hit that post and now it is leaning, so it needs to be straightened upright.

MANAGEMENT REPORT – Danielle reviewed her management report. All items were duly noted. It was agreed we have to figure out the asset. Loan proceeds and learn more about this figure which is a capital improvement to offset the loan. Danielle will try to work with the Association's CPA. Danielle will also follow up with Hanna Plumbing on the building that has such a high water usage read and to make sure that Hanna indicates on their invoice what the pressure regular read was at the time of their repairs.

UNFINISHED BUSINESS – Robin made a motion to continue pool gate card suspensions for any owners still not in compliance with the rules and/or delinquent, Janet seconded the motion, all in favor, no opposed, motion carried.

The 2017/18 Budget draft and Reserve Study Draft were reviewed in great detail. After a lengthy discussion, Frank made a motion to approve the budget with a \$20.00 increase per unit per month and to approve the full reserve study, Janet seconded the motion, all in favor, no opposed, motion carried.

NEW BUSINESS – The owner of the storage facility behind Vista Park Villas actually owns land that we originally thought was the Association's as it has always been maintained by the Association. Linda was going to have a meeting with the owner but he never called her back to confirm, therefore this discussion will be tabled until such time as it becomes an issue.

With no further regular business to discuss the meeting adjourned to executive session to discuss collection matters at 7:50 p.m.