

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

August 16, 2016

*****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 and Jerry Beasley. Frank Stellas and Janet Campbell were absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

OPEN FORUM – Guest owners were Rick Trettin, Carol Gentile, Anita Childress and Dave Barry. Rick, Anita and Carol were present to observe, Dave reported a violation of a barking dog, a loud party at 1191 and a unit with new vehicles that were probably not reported. Danielle stated that if violation letters are written, she must receive his complaints in writing. Anita stated that they had the stove checked out and it was deemed safe.

MINUTES – The minutes of the regular session meeting held on July 19, 2016 were then reviewed. Three corrections were pointed out. Robin made a motion to approve the minutes with the three changes, Jerry seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The July, 2016 financial statements were reviewed. Linda stated that the reserves show that we have at little over \$131,400.00 in reserves funds and a little over \$61,800.00 in operating. With that said, the last 2 buildings we refurbished are already paid for, so we can probably afford to do another two building before the end of the year. Those last buildings 1180-1186 and 1188-1194 Madera will complete the perimeter as requested by the City.

Linda also stated that the fiasco at the pool cost the association over \$1,000.00 to repair the abuse the pool was given between the gate and the pool man's extra work.

Delinquencies are still way down with only 2 owners with a larger balance than two months. We will wait on Acct. 0055 until we can foreclose and Acct. 012 is still making payments and reducing his balance. It was duly noted that the dues for an owner with 5 units for July dues were NSF but accounts remain on auto-pay.

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

COMMITTEE REPORTS: Architectural – 1168 has submitted application for a window a/c with Plexiglas above. Linda made a motion to approve, Robin seconded the motion, all in favor, no opposed, motion carried.

It was also reported that 1183 had a central air conditioning unit placed on the roof today without architectural approval. A violation letter will be written and owner will be asked to submit application and verify how the installation was done, was a rubber mat installed under the unit, was work performed by a licensed and insured contractor, present copies of any permits obtained for the work and lastly to have a roofing contractor inspect the installation to make sure it did not disturb the Certainteed warranty. Robin made a motion for Danielle to write this letter giving owner 10 days to produce documents and if not received set up a hearing for the September meeting, Linda seconded the motion, all in favor, no opposed, motion carried.

Landscape – Landscape notes are duly noted. Bemus is removing a large banana tree a little at a time with the regular work crew at 1129 who planted this without permission. The City met with us about the storm drain behind the bougainvillea along the back fence on Mariposa. The City crew could not clear it due to the overgrowth. Jose was meeting with the guy from the City to see what needs to be done and he will report that back to Danielle. The City is not putting any pressure on the Association at this time.

Maintenance – Rick has only one thought and that is to raise the height of the pool gate and fencing. He asked that Danielle get a bid from Precision Home Maintenance. Danielle will follow through on this but she will check with the City to see if there are any height rules in place that we must follow.

Parking – Nothing reported at the time.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. Reviewing the correspondence, Mr. Sultani called to request that you waive his fine as he was out of the country. We have since received a copy of the lease and the tenant has the pool key card. Jerry made a motion to waive the fine but not the admin fee or the reactivation fee for the pool card, Linda seconded the motion, all in favor, no opposed, motion carried.

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

Bid from California Commercial Security for surveillance camera at the pool was reviewed. The bid is for \$3,427.00. Rick will still have to do all the prep work and pull conduit to the flagpole.

A fee of \$15.00 per month to ATT for the static IP address and the cost of the internet service for the business should total about \$100.00 per month.

Robin suggested a camera facing the entrance might also be a good idea.

Based on finding out the cost of adding a third camera and if it requires an additional line, Linda made a motion to approve the CCS bid with additional cost of the extra line and camera and if no additional line is required approve the bid as submitted with the added cost of the third camera only. Jerry seconded the motion, all in favor, no opposed, motion carried.

The Bemus bid to do the trenching for the cable for the camera for \$148.50 was reviewed. Robin made a motion to approve, Jerry seconded the motion, all in favor, no opposed, motion carried.

NEW BUSINESS – The revised rules and regulations were then reviewed page by page. Several changes were made and some additions were added. Once everyone was satisfied with the final draft, Robin made a motion to approve for owner distribution and a 30 day review period, Jerry seconded the motion, all in favor, no opposed, motion carried.

Due to reported high usage in certain buildings, when Hanna checks each unit and it is the toilet, do we just have them replace the toilet or just fix the problem. After a lengthy discussion it was decided that we will do needed repairs case by case.

With no further business to discuss, the meeting was adjourned at 7:35 p.m.