

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

May 17, 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, Janet Campbell, Jerry Beasley and Frank Stellas. Danielle Mancini was also present representing Transcontinental Management, Inc.

Before this meeting began an Executive Session meeting was held to discuss a legal matter and a member discipline matter.

OPEN FORUM – Guest owners were Dave Barry, Rick Trettin and Mark Wynne. Dave informed the Board that 1191 is doing vehicle repairs in the garage but that the noise has gotten much better. No other comments were made.

MINUTES – The minutes of the regular session meeting held on April 19, 2016 were then reviewed. Jerry made a motion to approve the minutes, Linda seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The April, 2016 financial statements were reviewed. Linda stated that the reserves show that we have at little over \$139,000.00 in reserves and a little over \$67,000.00 in operating. The \$20,000.00 will be transferred to reserves to operating this month.

Account 0055 was sent the requested letter and still did not send in a complete monthly payment. Legal suggested Small Claims Court but the Board will leave the delinquency on the books until we can legally foreclose.

The Board requested that Danielle have legal collect all payments on liened accounts and that if Transcontinental Management receives a payment from someone at collections, they send the check to legal to process.

Linda then made a motion to accept the financial report, Jerry 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. Several bids from Bemus were then reviewed including tree trimming, irrigation audit work and enhancement planting in a few areas. Jerry made a motion to approval all, Robin seconded the motion, all in favor, no opposed, motion carried.

The landscape walk for June is being changed to Thursday, June 9th due to another scheduling conflict but hopefully we will stay on track for the rest of the year.

Maintenance – Nothing to report at this time.

Parking – Janet reported that she spoke with David at Rancho Del Oro Towing and he confirmed that no towing ticket is required to be signed if a vehicle is parked in a fire lane. Janet stated that just this week she has had 7 vehicles towed.

Rancho Del Oro Towing is offering free Fire Lane signs but not the metal ones; they are made of heavy Styrofoam. Rick suggested that these new signs can be glued right over the old metal faded signs.

Parking passes by one owner is being abused. Janet will speak with the individual and if not corrected a letter will be sent.

Linda requested that Danielle send her the vehicle information on the new tenant at 1162 to update Association records.

MANAGEMENT REPORT – Danielle then reviewed her management report. All correspondence was duly noted. The board tabled the CC&Rs update at this time.

UNFINISHED BUSINESS – The past owner delinquency will be removed from the agenda for now. Linda is still investigating. The judgement was gotten in 2011 and is good for 10 years.

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 proposed Amendment to the Vehicle Rules, #9 was reviewed. Linda requested that motor cycles be included and that each numbered space if for one vehicle only. Robin then made a motion to approve the amendment with the 2 changes, Janet seconded the motion, all in favor, no opposed, motion carried.

Robin feels like the newer fencing should be re-stained every year. After some conversation is was agreed that more research has to go into this before a decision is made.

NEW BUSINESS – Tag Roofing will do the roof inspections for \$4,600.00. Linda wants Karl to make sure that he coordinates the inspections with the CertainTeed representative and get written confirmation form the manufacturer that this inspection was approved by them to maintain the 20 year warranty. Linda then made a motion to proceed, Jerry seconded the motion, all in favor, no opposed, motion carried.

With no further regular business to discuss, the meeting was adjourned back to executive session at 6:50 p.m.