

# **VISTA PARK VILLAS**

## **CONDOMINIUM ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

**April 18, 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 5:45 p.m. Directors present were Linda Trettin, Robin Clift, Janet Campbell and Jerry Beasley. Frank Stellas was absent. Danielle Mancini was also present representing MGR Property Management.

Guest owners in attendance - Rick Trettin and Paula Dreyfuss.

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

Rick mentioned that he hung the shelf for the printer in the meeting room so now there is more room since the folding table does not have to be used any longer. Paula stated that the top rail of her fence is splitting. She found a clear seal product to protect the wood. Janet stated that she found someone sleeping in a vehicle in the parking lot.

**HEARING - 1193 MADERA LANE** - Jumping the pool fence and letting other children inside the enclosure is a serious offense. Linda has been checking the cameras and has not found that another offense since the 2 incidents in March have occurred. Robin made a motion not to fine the owner now but if caught again an immediate fine will be assessed of \$150.00 plus \$15.00 administration fee. The next time after that, the fine goes to \$300.00 plus \$15.00 administration fee. Linda seconded the motion, all in favor, no opposed, motion carried.

**MINUTES** - The minutes of the February 17, 2017 regular session meeting was then reviewed. Linda made a motion to approve the minutes, Jerry seconded the motion, all in favor, no opposed, motion carried.

**FINANCIAL REPORT** - Linda reviewed the March, 2017 financial statement. She would like the loan advance money moved to reserves. She noted the reserves not matching the funds which was due to a deposit placed in reserves rather than in operating by the bank. This will be corrected in April.

Linda then noted buildings with high water usage. Building 1217-1223 went up so much that Hanna needs to be called. Danielle will write letters to the other high usage buildings. If we can't get some of these buildings under control we are going to be way over budget in water and will have to put off doing any refurb work or termite work.



In reviewing the delinquency report, unit #56 has still not paid. Linda made a motion to file a lien, Jerry seconded the motion, all in favor, no opposed, motion carried.

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

**COMMITTEE REPORTS: Architectural** – Unit 1110 submitted an application to install a new garage door. Linda made a motion to conditionally approve provided they use a license and bonded installer, Robin seconded the motion, all in favor, no opposed, motion carried.

**Landscape** – Not much on landscaping this month, just the squirrel problem right outside the meeting room door. Danielle will call Pestgon on this.

**Maintenance** – Rick requested that the Board get a legal opinion on whether or not the Association can insist on owners changing their faucets, shower heads, toilets, all to low flow by a certain date to be determined and that each owner must show proof of installation by that date or be fined if compliance is not made.

**Parking** – It was duly noted that all the guest parking signs are now updated with Western Towing's number.

**Security** – It was agreed to put this committee together to monitor the cameras and the pool gate. Lorena Rosas volunteered for this committee but she has not installed the program on her computer yet, so she may not be interested in serving. Paula Dreyfuss expressed interest, so Linda will ask her to join this committee.

**MANAGEMENT REPORT** – Danielle reviewed her management report and all items were duly noted. While reviewing correspondence, Robin stated that she feels the Rules and Regulations for commercial vehicles need more clarification. She volunteered to rewrite this part of the Rules and Regulations, to be distributed to all board members for their review and comment. Once everyone agrees with the change it will be distributed to the membership.

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

WICR has completed all the work on the decks that they contracted with us to do. Final check will be cut and Mike will be instructed to repair the railing at 1131.

RV LOT – Now that we know the RV Lot land does not belong to Vista Park Villas we have to let the membership know that there is no option to use the lot any longer. This can also go out to the membership when the amendment to the Rules is distributed.

When the lot gets over-grown with weeds, Danielle will call the owner of the land and then report it to the City Weed Abatement Department. At that same time, we will remove our lock.

**NEW BUSINESS** – The audit review and tax return bid from Beck and Company was reviewed. Linda made a motion to approve this bid, Robin seconded the motion, all in favor, no opposed, motion carried.

With no further regular business to discuss the meeting adjourned at 7:05 p.m.