

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

November 15, 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 5:40 p.m. Directors present were Robin Clift, Linda Trettin and Janet Campbell. Jerry Beasley and Frank Stellas were absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Rick Trettin and Jane Harrington.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Items reported to the board included, excessive irrigation in the green belt areas, dog running loose in the common area and evidence of rats around the area near 1116 Madera. Danielle will contact Bemus about the greenbelt area, call Pestgon for additional bait stations and a letter will be written to the violating owner of the unleashed dog.

MINUTES – The minutes of the October 18, 2016 regular and executive session meetings 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 – The October, 2016 financial statement was not available for review. Danielle will email the October financials to Linda as soon as they are completed for her review.

COMMITTEE REPORTS: Architectural – The board reviewed a submission from 1114 Madera Lane for new vinyl, dual paned windows. Work to be performed by Window World of San Diego, located on Santa Fe Drive in Vista. The submission is approved conditioned on the submission of a recorded maintenance indemnity agreement.

Landscape – Bids from Bemus Landscape were reviewed. Linda made a motion to approve the trimming of the bougainvillea that the City requested to be done to better expose the storm drain swale, Janet seconded the motion, all in favor, no opposed, motion carried. The grading bids were not approved based on the recommendation of the Maintenance Chairman.

Maintenance – Rick stated that AT&T have successfully completed their work so we now have internet service for the camera surveillance. The monthly fee for this is going to be about \$100.00 per month which will need to be added to next year's budget.

Rick also reported several pole lights out again and that they keep going out and suggests that the Association look into replacing these lights with LED lighting. This will avoid constant maintenance and lower the electric bill.

Parking – Janet reported that everything is going well however there is a motorcycle parked on the dirt on the common area landscaping that needs to be towed.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. The security screen door that was reinstalled improperly at 1166 was discussed in detail. A second letter will be sent giving the owner 30 days to remove the security screen door and allow our maintenance man to remove the wood they installed for their mount without permission and seal up all the holes made in the stucco. The screen doors should be mounted on the door jamb and in some cases the knob has to be placed on the opposite side of the entry door knob. If they check through the neighborhood they will find that is how all the screen doors are installed.

Additionally, Frank Stellas who is absent this evening, still does not believe the plumbing repair done in his unit is his responsibility. Because the Board recognizes that he strongly believes he is not responsible, a letter will be written to Frank giving him the choice of having the Association attorney look into the matter and present a legal opinion. If the opinion comes back in favor of the Association, Frank will agree to pay the plumbing bill and the attorney bill, however if the opinion comes back in Frank's favor, the Association will remove the plumbing charge from his account and they will pay the attorney. Everyone agreed that this was the fairest way to resolve this matter.

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

The security system project will be completed Tuesday and Wednesday of next week when the cameras are actually installed and then connected to the internet via the AT&T line.

NEW BUSINESS – Janet stated that the winter community garage sale is scheduled for Saturday, December 3rd from 8am to 1pm. Lorena is helping her with all the arrangements and details.

It was agreed that there will be no December landscape walk or meeting however Linda wants Danielle to check on the delinquent accounts after the 15th of December and if anyone is 2 months past due, they should be turned over to the attorney for a Pay or Lien letter.

Also for the January meeting, Danielle will do a draft of the budget. She will also contact WICR for a deck resurface bid on the ones they have under warranty, as the 3 years are up and should be done.

With no further regular business to discuss, the meeting was adjourned at 7:00 p.m.