

**VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
ORGANIZATIONAL MEETING
OF THE
BOARD OF DIRECTORS
June 21, 2016**

*****M I N U T E S*****

The Organizational session meeting of the Board of Directors of Vista Park Villas Condominium Association was called to order at 6:01p.m. Directors present were Linda Trettin, Jerry Beasley, Janet Campbell and Frank Stellas. Robin Clift was absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

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

ELECTION OF OFFICERS – After some discussion, Jerry made a motion for the present Board members to retain their same offices for the 2016-17 term of office, Frank seconded that motion, all were in favor, no opposed, motion carried. Danielle will send out an election results letter to the membership.

MINUTES – The minutes of the regular session and executive session meetings held on May 17, 2016 were then reviewed. Linda pointed out two typos that should be corrected on the regular session minutes. Jerry then made a motion to approve the regular session minutes with the two corrections and approve the executive minutes as written, Frank seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – The financial statement for May, 2015 were not available for the meeting. As soon as they are complete Danielle will get them to Linda to review before the July meeting. In the interim Linda made a motion, to start the lien process for anyone that is over two months delinquent, Janet seconded the motion, all in favor, no opposed motion carried.

COMMITTEE REPORTS – Architectural – There were no new submissions.

Landscape – Linda stated that between the May meeting and now a tree went down and another tree that was leaning and growing onto the building were added to the list of tree work Bemus was approved to do.

Maintenance – Rick had nothing to report at this time.

Parking – A guest parking permit was issued to 1221 as his daughter was visiting on vacation. A problem with an unlicensed trailer in extra parking has been an issue which has been resolved by the owners moving the trailer to the street. Also, Janet stated that Rancho del Oro, mostly when she calls in the day, is constantly questioned instead of just coming out when she calls. They can make their own determination to tow once they arrive. The towing company works for Vista Park Villas and can be replaced if cooperation is not given.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted especially the dry rot on the wall studs. Mike discovered when he was doing the wall repairs. That repair needs to get finished up a.s.a.p. We finally got a specific date for the roof inspections to be done on June 30th per Tag Roofing. They are not to be paid unless we get written certification that Certainteed was satisfied and the warranty will continue. It was duly noted that Mr. Wynne did put his accounts on auto-pay but for how long we do not know. Danielle mentioned that the next two fences on the priority list are 1216 and 1218 Mariposa Court. This is where the trees are going to be cut down and stump ground. This might be a good time to replace those 2 fences. The Board was in agreement. Danielle will ask Mike for bids to do both.

UNFINISHED BUSINESS – In Robin's absence the fence staining issue will be tabled.

NEW BUSINESS – Sidewalk repair on the walkway to the meeting room was discussed. The trip factor is a liability. Mike gave us a bid to grind or remove and replace. The lift of this walk is just too severe to grind. Linda made a motion to approve the bid for \$1,100.00 to remove and replace that damaged section of sidewalk, Janet seconded the motion, all in favor, no opposed, motion carried.

Mike's bid of \$1,000.00 to extend the fence by the SDG&E meter is way too high. Jerry will check into the cost of materials but for now this will be tabled.

Linda stated that it was reported by a resident that someone from the Association was flying a drone over their unit. Problem is solved for now but she did some checking and found out that the use of drones by one resident to another is illegal and she suggests we add a rule about Drones to our existing Rules and Regulations. Frank made a motion to do this, Janet seconded the motion, all in favor, no opposed, motion carried.

Linda will work on the wording of the new rule and pass the info to Danielle who will write up the amendment for distribution to the membership.

It was duly noted that the paint scheme used on the buildings that Catspaw Construction did was not the accepted dark color listed in their renovation paperwork presented to the City. However, it was decided to continue with the present paint colors being used until all the perimeter buildings are completed, and then we will begin using the other less dark color when we start on the interior units.

The rodent exclusion bid from Pestgon for building 1140-1146 Madera Lane was reviewed. After some discussion it was agreed that nothing will be done at this time.

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