

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 16, 2018

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

The Board of Directors meeting of Vista Park Villas Condominium Association was called to order at 5:30 p.m. Directors present were Lorena Rosas, Linda Trettin and Robin Clift. Jonny Sensenbaugh arrived at 5:38 and left at 6p.m. Clarence Mauhili was absent. Danielle Mancini was also present representing HOA Services.

Guest owners in attendance - Rick Trettin, Dave Barry, Janet Campbell, Patrice Correy and Rachel Galati.

OPEN FORUM – Several outside lighting issues, inquiries into time table for the rest of the building refurbishments and outside building light fixture replacements were discussed.

MINUTES – The minutes of the regular session and executive session meetings held on September 4th, 2018 were then reviewed. Linda made a motion to approve both sets of meeting minutes, Jonny seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The August and September, 2018 financial statements were reviewed. Linda reported that as of September 30th, the operating balance was \$44,829.27 and reserve balance \$173,149.11. The financials are being done on full accrual basis so it is a little harder to understand but the new report of cash in and cash out helps.

Delinquencies were then discussed. It was duly noted that the total amount now owed the Association has dropped to less than \$3000.00 from the almost \$12,000.00 we had in delinquencies right before we terminated our contract with Property Advantage. Linda stated that the one really delinquent and liened owner has not made any attempt to contact anyone regarding payment and that the next step would be to begin the foreclosure process. This will be discussed in more detail during Executive Session.

Linda then made a motion to approve the financial report from August and September, 2018, Robin seconded the motion, all in favor, no opposed, motion carried.

COMMITTEE REPORTS – Architectural – 1193 is requesting a satellite dish that would be free standing on the patio. Linda made a motion to approve the dish conditioned on one cable entering at the base of the building near the patio slider, Lorena seconded the motion, all in favor, no opposed, motion carried.

Landscape – Linda stated that this past walk we inspected areas that we somehow pass over more than other areas. In front of 1190 Madera there is an area that needs a retaining wall because dirt and mud wash down unto the sidewalk. The bid from Bemus to build this wall is \$248.76. Robin made a motion to approve this work, Linda seconded the motion, all in favor, no opposed, motion carried.

Linda also stated that she went on a three-hour irrigation quarterly inspection with Bemus. They are doing a good job keeping the water off the fencing and the buildings but what we have not adjusted is the irrigation water hitting the wrought iron fencing. This needs to be addressed because replacing that fencing will be a major expense to the Association.

Maintenance – Committee Chair, Rick Trettin stated that he met with Kip Bender, owner of Coastal Plumbing to get a second opinion on how to plumb the reroutes when we have a slab leak. Kip concurred that Hanna was doing the reroutes as he would do them. Rick suggested next reroute you should consider letting Coastal Plumbing do the work. He also stated that Coastal Plumbing agreed with the pricing of a reroute and that Hanna was giving us a fair price. Linda made a motion to call Coastal Plumbing on the next slab leak, Robin seconded the motion, all in favor, no opposed, motion carried.

Parking – Committee Chair, Janet Campbell stated that there have not been any parking issues but they have been towing vehicles in the early morning that are parked in guest parking overnight without a parking pass.

Security – Committee Chair, Janet Campbell stated that there have not been any issues and that the new lighting is great. She would like to see a sign at the pool that says in case of emergency call 911 or HOA Services.

Rules and Regulations – A work in progress, no report at this time.

MANAGEMENT REPORT – All items were reviewed and duly noted. Linda made a motion to purchase an outside message board to post the meeting agenda, instead of on the meeting room door, Robin seconded the motion, all in favor, no opposed, motion carried.

Robin volunteered to get in touch with our new maintenance person Dante to give us a bid to rebuild the trash enclosures as they are falling apart and in much need of refurbishment.

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

The bid for the non-emergency irrigation audit repairs were reviewed. Linda made a motion to approve this bid for \$3,471.37, Robin seconded the motion, all in favor, no opposed, motion carried

Plumbing re-routes were discussed during the maintenance report.

NEW BUSINESS – Asphalt bids were reviewed. Linda made a motion to approve the Eagle Paving bid with a proviso that they contact the City to give them notification before the work begins, Lorena seconded the motion, all in favor, no opposed, motion carried.

The asphalt company will need an up to date map of the parking spaces and numbering. Danielle and Linda will walk the property and make an up to date layout of the parking spaces and numbering.

LED-Lighting – Linda stated that she would like to purchase 3 more reducers, 3 more adaptors and 6 (150 watt) bulbs. Robin made a motion for this purchase not to exceed \$1,500.00, Lorena seconded the motion, all in favor, no opposed, motion carried.

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