

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

October 18, 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, Jerry Beasley, Janet Campbell and Frank Stellas. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Rick Trettin, Carol Gentile, Lluvia Semler and Owner of 1123 and her sister.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Some lights were reported out and the owner of 1108 was concerned about her neighbor wanting her to pay for the water cleanup in her unit caused by a leak they found at 1108. Board assured her that she takes care of her unit and the neighbor takes care of hers. The Association pays for the repair but not the cleanup.

MINUTES – The minutes of the September 20, 2016 meeting were then reviewed. Jerry made a motion to approve the minutes, Janet seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The September, 2016 financial statement was reviewed. Linda stated that the reserves show that we have at little over \$140,600.00 in reserves and about \$66,500.00 in operating. Linda inquired if they can take the loan advance money and put it into the reserve account. Also, we can safely take \$20,000.00 from operating and add that to reserves. We have no new delinquencies. Linda motioned that if we have anyone two months' delinquent it should go directly to legal, Jerry seconded the motion all in favor, no opposed, motion carried.

Linda then made a motion to accept the financial report, Robin 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. Linda stated that she and Danielle addressed the hard pruning of some of the overgrown plants. They are doing one type plant at a time. She also mentioned that we have a few very diseased trees that need removal, especially one that also has termites and could be dangerous if it fell or snapped. Bemus bid for \$2,380 to remove these trees including stumps was reviewed. Robin made a motion to proceed with these removals, Janet seconded the motion, all in favor, no opposed, motion carried.

Linda showed some choices of different trees to replace some trees we remove. It was agreed that the strawberry tree is a good choice for a tree replacement.

Maintenance – Rick stated that he completed the installation of the conduit lines for the security cameras which took about 3 days working 5 to 6 hours each day until this was accomplished. Everyone was thankful to Rick and Linda for their hard work on this project. Rick also wanted everyone to understand that these cameras are not for policing the community but for protection and relief from liability. In November AT&T will be called first and then once their work is done the camera installers will be called in to complete the job.

Parking – Janet reported that everything is going well and the WEB site is good. She stated that a letter should be sent to 1131 about a towed in vehicle to make sure they understand that repairs cannot be made on site and vehicles cannot be stored in their extra space. Danielle stated that this letter has already been written.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. Danielle was thanked for following up with the insurance company and getting our premium lowered. The plumbing issue in building 1108 – 1114 Madera is ongoing. Hanna found what has to be repaired in 1108 and it was suggested that 1112 and 1114 be re-routed both hot and cold. This work will complete this building as 1108 and 1110 have already been done. Jerry made a motion to do all the plumbing work in this building, Frank seconded the motion, all in favor, no opposed, motion carried.

Danielle will get Linda and Jerry the number of the realtor who will be selling several units in the community.

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 was discussed under the Maintenance Committee report.

Bids were presented to refurbish the final two buildings to complete the perimeter as requested by the City. Robin made a motion to approve the painting by Dynamix for these two buildings, Frank seconded the motion, all in favor, no opposed, motion carried.

Robin then made a motion to approve the construction work for these last two perimeter buildings by Coastline Construction, Linda seconded the motion, all in favor, no opposed, motion carried.

These buildings will be scheduled for after the 15th of November so we can see where we are at financially due to the large plumbing expense we are going to have. If nothing else comes up to surprise us, we can more than likely proceed.

The pool fencing bid to raise it up was tabled for now and we will wait and see once the security camera system is up and running. There may not be a need after that time.

NEW BUSINESS – Linda presented some property line maps which show that some areas of our property appear to not belong to us. This was looked into due to a request from the City that we clean out our overgrown plant material growing over the City's storm drain swale. Linda says that even though we have had continuous use of these areas which is one condition of prescriptive easement, we have not paid taxes on this land which is the second condition of prescriptive easement. Linda suggested that we get a legal opinion as to how to proceed with this requested plant material trimming since it would involve going onto someone else's property. Everyone agreed and Danielle will contact Jay Brown.

The last 2 building's to be tented should be addressed. Danielle was asked to have Pestgon give them a bid to tent the pool house and then revisit their bids for the last 2 buildings and the pool house in January, 2017.

It has been 3 years since the last physical reserve study was done so it should be done in time for our budget preparation. Robin made a motion to approve the Sonnenberg bid to do this, Janet seconded the motion, all in favor, no opposed, motion carried.

Transcontinental Management is going out of business. Danielle has been hired by MGR Property Management and has invited the Association to stay with her at the new company. The Board was in agreement to stay with her. The MGR contract was then reviewed. The Board has asked for 3 changes. Robin made a motion to retain MGR Property Management as their new company so long as the 3 changes are made to the contract, Frank seconded the motion, all in favor, no opposed, motion carried.

With no further regular business to discuss, the meeting was adjourned to Executive Session to discuss a member discipline issue at 7:30 p.m.