

**VISTA PARK VILLAS**  
**CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 16, 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, Janet Campbell and Jerry Beasley. Frank Stellas and Robin Clift were absent. Danielle Mancini was also present representing MGR Property Management.

Guest owners in attendance – Dave Barry

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

Dave inquired about his buildings high water read. He asked permission to plant a succulent outside his side window and mentioned that the kids are still riding bikes, scooter, skate boards, etc. in the parking lot. All items duly noted.

**MINUTES** – The minutes of the April 18, 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 April, 2017 financial statement. She stated that the bank statements for April were missing and would like them emailed to her. Also a few accounts on the prepaid assessment list should not be there as those accounts were not charged back for attorney fees which will be corrected and reflected on the May financials.

It was observed that the Association is carrying a large balance in operating. Linda made a motion to move \$35,000.00 from the operating account to the reserves, Jerry seconded the motion, all in favor, no opposed, motion carried.

In reviewing the delinquency report, 0073 is now delinquent over 2 months. Linda made a motion to have the attorney send a Pay or Lien letter, Janet seconded the motion, all in favor, no opposed, motion carried.

Linda made a motion to approve the financial report based on her receiving the bank statements, Janet seconded the motion, all in favor, no opposed, motion carried.

**COMMITTEE REPORTS: Architectural** – No new submissions

**Landscape** –We still have some areas that need replanting but overall things are looking good. We are working a little each month on the bank outside the meeting room and we have a bid to start doing sections of the bank along East Vista way to remove red apple and start adding some spreading rosemary and continue with agaves throughout. Linda made a motion to approve the bid to begin this work, Janet seconded the motion, all in favor, no opposed, motion carried.

Linda also stated that in 4 to 6 weeks Bemus will do the dethatching of all remaining grass areas at no charge.

**Maintenance** – Nothing to report at this time.

**Parking** – It was duly noted that one of the guest parking signs still needs updating with Western Towing's number. And with several new owners moving in, we need their information for the vehicle records and Linda noted that one of the new tenants has listed that they have 6 vehicles and we need all that information. Danielle will get all that for her and send out owner registration forms to all new owners.

Janet should have assistance with the parking. Jane has not contributed in a long while. Linda stated that she has two owners who have shown interest in joining the parking committee. She will contact them and verify their commitment. Danielle will let Western Towing know and add their contact information to our account with them.

**Security** – Nothing to report at this time, however summer is coming and there will be lots of activity. Notice needs to be sent to owners reminding them that it is a violation to let anyone into the pool who doesn't have an activated pool card. Danielle will put together a notice for Linda to review and get it out with June statements.

**MANAGEMENT REPORT** – Danielle reviewed her management report and all items were duly noted. It is with regret that this is Jerry Beasley's last Board meeting, as he has chosen not to rerun and we also say goodbye to Frank Stellas who was forced to resign from his position on the Board due to poor health. They will both be missed.

The German Shepard dog at 1129 is still not removed from the premises. We need to set up a hearing on this matter. Danielle will check with legal before setting the matter up for hearing.

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

In Robin's absence, the amendment to the Rules and Regulations will be tabled.

Legal opinion received regarding pool violations and plumbing issues were duly noted.

**NEW BUSINESS** – Annual Meeting is our next meeting. It was agreed that no refreshments will be served at the meeting and we will just hope for a quorum without providing any incentives.

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