

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 17, 2015

*****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 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 and Jane Harrington.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Subjects discussed - various lights out, dumping trash on the floor of enclosures, excessive noise issues.

MINUTES - The minutes of the October 20, 2015 meeting were then reviewed. Linda pointed out two corrections that need to be made and then made a motion to approve the minutes with the two corrections, Jerry seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT - The October, 2015 financial statement was reviewed. Linda stated that the reserves show that we have at little over \$167,000.00 in reserves and a little over \$68,000.00 in operating. We are still under budget for the month by a little over \$1,000.00.

Some items to note - the water leak at the restroom at the pool added \$200.00 to the water bill but more than that building 1200-1206 Mariposa Court has a water bill of triple what all the other buildings have. Hanna Plumbing will be called to check for a slab leak, they will also be asked to identify each valve in that building and give us a cost to sub-meter this building. Linda stated that the good news is that since we put in the drought tolerant landscape and reduced usage the bills are down by 20% on one meter and 32% on the other.

There were no new delinquencies and anyone over a month delinquent has been liened. Account #55 should have a ledger run to see how much is delinquent dues vs. fees and costs. Account #12 is current in his payments.

Jerry then made a motion to accept the financial report, Janet 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 on our walk tomorrow they are going to concentrate on valves. Danielle will also ask Bemus at the end of this year bid a new monthly contract rate for the new fiscal year budget in 2016. It should be a lower fee due to the amount of grass removed and less maintenance being done.

Maintenance – Nothing to report at this time.

Parking – Nothing to report at this time.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. The next building for refurbishment will get started on November 30th. Letters have been sent to the building owners. It was also agreed that there will not be a meeting held in December due to the Christmas holidays.

UNFINISHED BUSINESS – Past owner delinquency progress will be tabled until the January meeting.

Linda made a motion to continue pool gate card suspensions for any owners still delinquent in their dues, Jerry seconded the motion, all in favor, no opposed, motion carried.

Monthly service bids for the pool were reviewed. Linda stated that she will motion to change to Amber Pool Service, so long as they do not use subs and present proof of insurance, Frank seconded the motion, all in favor, no opposed, motion carried. Service with the new company will begin January 1, 2016 and Community Pool will be sent a termination of service letter.

Jerry and Frank volunteered to post agendas for the monthly meetings beginning in January.

NEW BUSINESS – The request from the owner of 1194 Madera to move 2 large cemented in metal posts in by 3 feet so his tenant can move their vehicle in and out easier was discussed. Linda stated that the posts were installed because of their vehicle hitting the side of the building and driving over the landscaping and breaking the water meter cover. A lengthy discussion followed with no decision. This will be tabled until the January meeting when everyone has a chance to look at the area and make a personal evaluation.

There are five more buildings that need to be tented. Janet made a motion to have building 1148-54 and building 1156-1162 tented next, Jerry seconded the motion, all in favor, no opposed, motion carried.

Sub-meters for building 1200-1206 were discussed during the financial report.

With no further business to discuss, the meeting was adjourned at 7:05 p.m.