

Vista Park Villas Homeowners Association
Open Session Board Meeting Minutes
January 23, 2025

Call to Order and Introductions

The open session meeting for the Vista Park Villas Homeowners Association was called to order at 7:00PM in the onsite meeting room. The following Directors were in attendance, constituting a quorum of the Board:

Directors Present

Lorena Rosas	President
Adriana Vargas	Vice President
Maura Wolfe	Secretary
Linda Trettin	Treasurer

Management

NNJ Community Manager is unavailable onsite or in the PM hours

Homeowner Forum

- leaks inquiry
- request for refund of plumbing bill
- tree concerns
- billing questions
- volunteers
- issues with graffiti/damage/garbage
- Solar architectural application progress inquiry
- double billing of special assessment inquiry
- comments concerning lack of Management response

Approve Minutes from Prior Meeting

September and November NNJ Minutes requested, but are unavailable

Financial Statements

October, November, December financial statements obtained from Town Square were tabled

Delinquencies

No new delinquencies

Updated on foreclosure action by Treasurer

Work Order & Compliance Reports

The Board reviewed the work orders obtained from Town Square.

Committee Reports

Linda, discussed the landscape/violation walk. Nikki Pasenilli was present. The repaired irrigation backflow was discussed. NNJ 's after hours call center was unable to reach the Manager. A Board member turned the valve off. The date and time for the next is scheduled walk is for February 27 at 3:00PM with both Nikki Pasenelli of NNJ and Adam Chiri of Enhanced Landscape.

Maintenance

Old Business:

A motion was made by Linda, seconded by Adriana and unanimously approved to accept Coastline Construction's proposal to repair 1181's ongoing leak for \$3500.00

New Business

- a. Linda made a motion to approve the architectural applications for metal garage doors on 1214 and 1124, seconded by Adriana, unanimously approved.
- b. A motion was made by Adriana, seconded by Linda, for unanimous approval, conditioned on the pending receipt of the required documents and check, on the Solar Panel Plan Architectural Application for 1172 Madera Ln. Conditions are pending receipt of required documents and deposit check.
- c. A motion was made by Adriana, seconded by Maura, and unanimously approved to amend the Election Rules to accommodate electronic voting. This will reduce printing costs and

help achieve a quorum by making it easier to vote. Linda will mail the owner notifications.

- d. Budget - NNJ Budget draft unavailable.
- e. A motion was made by Treasurer, Linda, seconded by Adriana and unanimously approve the Treasurer's 2025-2026 budget draft.
- f. This budget raises monthly dues to \$490 per unit.
- e. Termite tenting - A motion was made by Adriana, seconded by Maura with unanimous approval to for tenting by Lloyd's Pest Control on the 1108 and 1180 Buildings for \$5305.00 each.
- f. A motion was made by Linda, seconded by Adriana and unanimously approved to ratify 1190 and 1191 Madera Lane's emergency reroute approvals for \$8705. each.

Action Items

Not available from NNJ Management

Annual Calendar

The 2025 Annual Calendar supplied by Board member

Action Items

Not supplied by NNJ

Next Meeting Date

The next meeting is scheduled for February 27, 2025 at 6:00PM.

Adjournment

The meeting was adjourned at 8:20PM.

Secretary**Date**

Vista Park Villas Homeowners Association
Open Session Board Meeting Minutes
October 24, 2024

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Executive meeting hearing

Not held, owner didn't appear

Call to Order and Introductions

The open session meeting for the Vista Park Villas Homeowners Association was called to order at 6:06 PM in the onsite meeting room. The following Directors were in attendance, constituting a quorum of the Board:

Directors Present

Lorena Rosas	President
Maura Wolfe	Secretary
Linda Trettin	Treasurer

Directors Absent

Adriana Vargas	Vice President
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Management

NNJ Community Manager absent

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Summary of Executive Session

September 26, 2024 minutes not available

Homeowner Forum

- garage door replacement
- pests
- leaks

Approve Minutes from Prior Meeting

September 26, 2024 minutes not available

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Financial Statement

Board members reminded to obtain their FinCen numbers as required by government.

The September financials weren't available. The Board reviewed outstanding invoices from Strongroom awaiting NNJ Manager approval. The Board discussed the absence of the Annual Audit for Review.

Work Order & Compliance Reports

The Board reviewed the work order and compliance report found on Town Square.

Board member to discuss parking space number security issue.

Committee Reports

Nothing was discussed at the time of the meeting.

New Business

- a. Trettin made a motion to approve 1170 architectural application for a new metal garage door, seconded by Wolfe, unanimously approved.
- b. Trettin made a motion to ratify the new Master Insurance & finance plan, along with ratification of 1158's remediation. Motion was seconded by Wolfe and unanimously approved.
- c. Trettin made a motion to approve a Special Assessment to cover the budget shortfall caused by the termination of the Master Insurance, followed by the necessity of obtaining insurance through California's FAIR plan (insurance of last resort). Rosas seconded and the motion unanimous passed. Motion made Rosas to send draft to Attorney for review and seconded by Trettin. Motion unanimously passed.
- d. Discussed address plaques options to meet Fire Inspector's January 15, 2025 deadline on violations.
- e. Not discussed.

Action Items

Management not present for review

Annual Calendar

The Annual calendar was not available.

Action Items

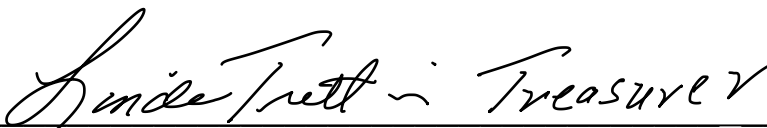
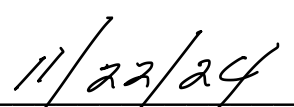
Not available

Next Meeting Date

The next meeting is tentatively scheduled for November 21, 2024.

Adjournment

The meeting was adjourned at 7:34PM.

 Secretary	 Date
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Vista Park Villas Homeowners Association
Open Session Board Meeting Minutes
September 26, 2024

Call to Order and Introductions

The open session meeting for the Vista Park Villas Homeowners Association was called to order at 6:01 PM in the onsite meeting room. The following Directors were in attendance, constituting a quorum of the Board:

Directors Present

Lorena Rosas	President
Adriana Vargas	Vice President
Linda Trettin	Treasurer
Maura Wolfe	Director

Directors Absent

Carol Gentile	Director
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Also Present

Leah Slutskaya, Community Manager from Associa N.N. Jaeschke, and three homeowners.

Summary of Executive Session

Manager reviewed the Executive Meeting held on June 27, 2024, to include approval of the meeting minutes, Delinquency and Violation report review.

Homeowner Forum

- Landscaping
- Trees

Approve Minutes from Prior Meeting

Vargas made a motion to approve the August 22, 2024, Open Session Meeting Minutes. Trettin seconded the motion, and they were unanimously approved.

Financial Statement

Trettin made a motion to approve the July & August 2024 financials as presented. Vargas seconded the motion, and they were unanimously approved along with the 5380 resolutions.

Work Order & Compliance Reports

The Board reviewed the work order and compliance report and directed Management to update the reports and rule out action as directed.

Committee Reports

The Board discussed hand carried architectural applications. Upon review, Trettin made a motion to approve applications received for garage replacement from units 1181, 1163, 1140, and 1106 upon Management receipt. Vargas seconded the motion and they were unanimously approved.

New Business

Insurance Policies

The Board reviewed the most recent correspondence received from the insurance representative. The topic was tabled until updated proposals have been received.

Inspector of Elections Proposals

Vargas made a motion to approve Ballot Box's proposal for the upcoming annual meeting by acclamation totaling \$561.80. The motion was made with the contingency that they can provide updated pricing on electronic delivery once the Election Rules can be updated per 2025 capabilities. The Board also requested that the financial information regarding the Corporate Transparency Act and Its Impact on HOAs be included in the mailing.

Hydro Jetting Proposal

Trettin made a motion to approve Water Werx's proposal to hydrojett within the community for up to \$2,440.00 under the contingency that they can provide identification of which areas they will be hydrojetting. Vargas seconded the motion and it was unanimously approved.

Plumbing Ratification

Trettin made a motion to ratify approval of Hanna's contract for slab leak work at 1158, totaling \$8,705.00. Rosas seconded the motion and it was unanimously approved.

Common Area Repairs

The Board decided to unanimously rescind Woodmark's prior proposal to do additional work in unit 1181's garage to address a leak. The Board requested additional proposals for further review.

Annual Calendar

The Board reviewed the 2024 Annual Calendar for informational purposes.

Action Items

The Board reviewed the action list for informational purposes from the last meeting.

Next Meeting Date

The next meeting is tentatively scheduled for October 24, 2024.

Adjournment

The meeting was adjourned at 7:22 PM.

Secretary

Date

Vista Park Villas Homeowners Association
Open Session Board Meeting Minutes
June 27, 2024

Call to Order and Introductions

The open session meeting for the Vista Park Villas Homeowners Association was called to order at 6:07 PM in the onsite meeting room. The following Directors were in attendance, constituting a quorum of the Board:

Directors Present

Lorena Rosas	President
Adriana Vargas	Vice President
Linda Trettin	Treasurer (via telephone)
Maura Wolfe	Director

Also Present

Leah Slutskaya, Community Manager from Associa N.N. Jaeschke.

Summary of Executive Session

Manager reviewed the Executive Meeting held on May 23, 2024, to include approval of the meeting minutes, Delinquency and Violation report review.

Homeowner Forum

-Asphalt
-Trees

Approve Minutes from Prior Meeting

Trettin made a motion to approve the May 23, 2024, Open Session Meeting Minutes. Vargas seconded the motion, and they were unanimously approved.

Financial Statement

Trettin made a motion to approve the April 2024 financials as well as the 5380 Resolutions. Rosas seconded the motion, and it was unanimously approved. Trettin made a motion to lien APN (pending) , was seconded by Vargas and unanimously approved. Trettin made a motion to approve a lien authorization resolution on APN 173-470-02-05. Vargas seconded the motion, and it was unanimously approved.

Work Order & Compliance Reports

The Board reviewed the work order and compliance report and directed Management to update the reports and rule out action as directed.

Committee Reports

Nothing was discussed at the time of the meeting.

Old Business

Deck Proposal

The Board requested that Management obtain a proposal from Rarified Air for asbestos testing in regard to unit 1124 prior to drywall demo to investigate a possible common area leak.

New Business

Annual Fire Proposal

Trettin made a motion to contingently approve Fire SVC Corp's proposal totaling \$1,147.96 for safety services, in the event that Fire Hawk fails to submit a proposal within one weeks' time. Rosas seconded the motion and it was unanimously approved.

Annual Calendar

The Board reviewed the 2024 Annual Calendar for informational purposes.

Action Items

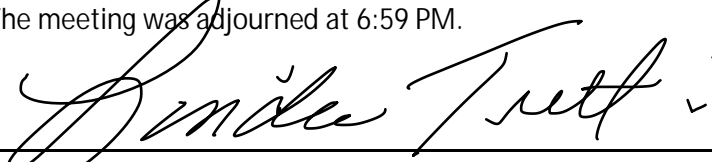
The Board reviewed the action list for informational purposes from the last meeting.

Next Meeting Date

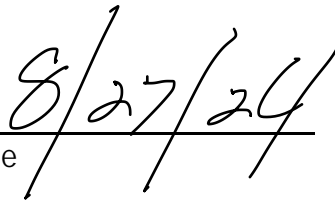
The next meeting is tentatively scheduled for August 1, 2024.

Adjournment

The meeting was adjourned at 6:59 PM.



Secretary *Treasurer*



Date

Vista Park Villas Homeowners Association
Open Session Board Meeting Minutes
August 22, 2024

Call to Order and Introductions

The open session meeting for the Vista Park Villas Homeowners Association was called to order at 6:04 PM in the onsite meeting room. The following Directors were in attendance, constituting a quorum of the Board:

Directors Present

Adriana Vargas	Vice President
Linda Trettin	Treasurer
Maura Wolfe	Director
Carol Gentile	Director

Directors Absent

Lorena Rosas	President
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Also Present

Leah Slutskaya, Community Manager from Associa N.N. Jaeschke.

Summary of Executive Session

Manager reviewed the Executive Meeting held on June 27, 2024, to include approval of the meeting minutes, Delinquency and Violation report review.

Homeowner Forum

- Parking
- Doors

Approve Minutes from Prior Meeting

Vargas made a motion to approve the June 27, 2024, Open Session Meeting Minutes. Wolfe seconded the motion, and they were unanimously approved.

Financial Statement

The Board reviewed the May & June 2024 financials as well as the 5380 Resolutions per civil code. Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned: APN 173-470-02-05. Per California Civil Code 5705(c), the majority of the Board approved and voted to proceed with pre-lien followed by lien applicably of the following account: 173-470-02-03.

Work Order & Compliance Reports

The Board reviewed the work order and compliance report and directed Management to update the reports and rule out action as directed.

Committee Reports

Nothing was discussed at the time of the meeting.

New Business

Lighting

Trettin announced that dimmers were ordered and three packs of shoebox lights with conversion kits are to be ordered for replacement. Trettin made a motion seconded by Gentile to approve a do not exceed amount of \$1,000.00 and was unanimously approved.

Insurance Policies

No proposals for renewal were received by the time of the meeting and was tabled to the next meeting.

Breakers Replacement Proposals

Pages: N/A

Trettin made a motion to approve Knight Power and Electric totaling \$8,248.99 to install breakers throughout the community. Vargas seconded the motion, and it was unanimously approved.

Plumbing Ratification

Trettin made a motion to ratify Hanna Plumbing's proposal for the approved work to address a slab leak at 1162, totaling \$8,705.00. Wolfe seconded the motion and it was unanimously approved.

Common Area Repairs Proposal

Trettin made a motion to approve Woodmark's proposal totaling \$7,860.00 to remove and replace a sliding glass door. Vargas seconded the motion and it was unanimously approved.

Discussions

The Board discussed the following as well –

-Garage doors to be replaced by owners by March 30th, 2024, with no windows in them.

Annual Calendar

The Board reviewed the 2024 Annual Calendar for informational purposes.

Action Items

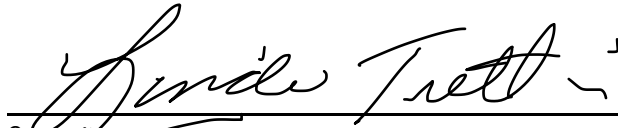
The Board reviewed the action list for informational purposes from the last meeting.

Next Meeting Date


The next meeting is tentatively scheduled for September 26, 2024.

Adjournment

The meeting was adjourned at 7:23 PM.



Secretary Treasurer



Date