

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

February 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 6:35 p.m. Directors present were Robin Clift, Linda Trettin and Janet Campbell. Jerry Beasley and Frank Stellas were absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Lorena Rosas, Glenda Rooney, Mark Wynne and Steve and Matt Bradford.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Trash and lighting issues were discussed. Mr. Bradford then addressed the Board regarding his most recent plumbing problem and the water intrusion inside his unit. After a lengthy discussion the Bradford's asked the Board to consider what is fair in their case and let them know what they decide to do for them.

MINUTES – The minutes of the regular session meeting on January 20, 2015 were then reviewed. Linda stated that there is one typo on page one. Robin then made a motion to approve the minutes with the one correction, Linda seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – Approval is tabled for another month. All delinquent accounts have all been addressed and there are no new delinquent accounts.

COMMITTEE REPORTS – Architectural – There were no new submissions.

Landscape – The turf removal project is moving forward. Bemus Landscape has secured the rebate money, so they will begin to start killing many of the grassy areas throughout the community.

Maintenance – Rick was absent this evening but Linda stated that he was going to report and explain about the pressure regulator and water issue at 1108 Madera.

Parking – Janet is to come up with new rules for overnight parking which will be put on the agenda for Board approval as a new rule that will be sent out to the membership.

Janet will also check with Rancho del Oro towing about the signs and their placement. Danielle will then have Mike from Precision Home Maintenance install the 5 new posts and get all 9 new signs installed at all guest spots.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. Danielle suggested doing another couple of buildings for tenting. Janet made a motion to proceed with buildings 1180-1186 Madera and 1172-1178 Madera Lane, Robin seconded the motion, all in favor, no opposed, motion carried.

UNFINISHED BUSINESS – The insurance information provided by our Farmers agent, who reviewed the Association's CC&Rs, outlines with no doubt, that interior water damage is the sole responsibility of the owner unless there is proven negligence on the part of the Association. Janet made a motion to not approve any reimbursement to the Bradford's for interior water damage to their unit, Linda seconded the motion, all in favor, no opposed, motion carried.

The breakdown of the distribution of the reserve allocation for the 2015-16 budget were duly noted and approved by all Board members present.

Robin stated that she spoke with Tony who was going to fabricate new balcony straps and install them. He will also instruct his team of workers to make sure that in the future all nails, etc will be removed and holes filled in from fascia boards before new paint is applied.

Linda mentioned that Tony should also be reminded about the cable lines only being one. Robin will remind Tony of this. The next building will be scheduled for the end of March.

NEW BUSINESS – Precision Home Maintenance bids were reviewed. Linda made a motion to approve the bid to complete the work on the storage enclosure by 1221 Mariposa Court, Janet seconded the motion, all in favor, no opposed, motion carried.

The bid to rebuild the fence at 1123 Madera Lane for \$675.00 was reviewed. Robin made a motion to approve, Janet seconded, all in favor, no opposed, motion carried.

With no further regular business to discuss, the meeting was adjourned to Executive Session to discuss a collection matter at 7:57 p.m.