

VISTA PARK VILLAS
CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 19, 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 and Janet Campbell. Robin Clift and Frank Stellas were absent. Danielle Mancini was also present representing Transcontinental Management, Inc.

Guest owners in attendance were Dave Barry, Carol Gentile, Rick Trettin and Jane Harrington.

HOMEOWNER OPEN FORUM THEN TOOK PLACE WITH ALL PRESENT.

Items discussed were as follows: fence repairs, dead bush on neighboring property, pavers and dirt pushing over the fence at 1141 Madera, outside message board to post notices, SDG&E weather stripping program and picking up after pets.

MINUTES – The minutes of the regular session and executive session meetings held on April 21, 2015 were then reviewed. Linda made a motion to approve, Janet seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL STATEMENT – Linda stated that there is over \$50,000.00 in operating and about \$135,000.00 in reserves. She recommends holding off on doing another building refurbishment until the Association can recoup some of the plumbing expenses that have been incurred of over \$43,000.00. If we can go at least 3 or 4 months with no plumbing leaks we can begin again on the building refurbishment project.

There are no new delinquent accounts and the ones we do have, have all been legally addressed.

Linda then made a motion to approve the financial statements for April 2015, Jerry seconded the motion, all in favor, no opposed motion carried.

COMMITTEE REPORTS – Architectural – There were no new submissions however another unit at 1147 has mesh on the balcony railing that needs a letter to remove it.

Landscape – Bemus Landscape has begun to start planting and although it may look sparse now when the plants start to grow it should look great

Maintenance – Rick had nothing to report at this time.

Parking – The revised Vehicle and Garage rules were reviewed as well as the Guest Parking Permit Guidelines. After a lengthy discussion, Linda made a motion to approve both to be mailed to the membership for the 30 day review period, Janet seconded the motion, all in favor, no opposed, motion carried.

MANAGEMENT REPORT – Danielle then reviewed her management report. All items were duly noted. Blue Moon still has their lock on the pool. Danielle will call them about the lock and to see if the pool can be opened up for the Memorial Day weekend. A letter will be written to 1214 Mariposa along with info on puppy bumpers. Linda has come up with a more permanent solution to the railing problem. This will be placed on the agenda for approval at the June meeting. It was agreed to move the June meeting to the 4th Tuesday due to the Annual Meeting, which could be adjourned if there is no quorum which would be giving us the legal time allowed between meetings.

UNFINISHED BUSINESS – Catspaw Construction letter of resignation was duly noted. We will have to look for another company to continue with the refurbishment project.

Linda presented a list of specifications for the painting refurb project for vendors to follow when we go out for bid with other companies. After careful review, Jerry made a motion to approve them, Janet seconded, all in favor, no opposed, motion carried.

NEW BUSINESS – It was duly noted by all that Debbie O'Dell is doing an excellent job of keeping the trash enclosures and bathrooms clean. Jerry made a motion to increase her monthly fee by \$50.00, Linda seconded the motion, all in favor, no opposed motion carried.

Before the meeting concluded the Board allowed another Open Forum for the owner of unit 1157 Madera Lane, Moises Cornejo to speak. He expressed concern about the lack of landscaping in front of his unit and that it has become a place for dogs to defecate. The Board will try to come up with some new landscaping and will discuss on the next landscape property walk. It was also suggested that he get a spray that dogs do not like to try to keep them away. He thanked the Board for their time.

With no further regular business to discuss, the meeting was adjourned to Executive session to discuss a legal issue and a collection matter at 6:50 p.m.