

Welcome to the *Vida Pacifica* Board of Directors Meeting. The OPEN FORUM will begin promptly at 6:00 p.m. and continue for a maximum of 30 minutes or less. The regular meeting will follow. Items for the consideration of being placed on the Agenda must be submitted to CHAMPS/The Kelly Group at least ten days prior to the meeting. The Chair (President) is charged with establishing the Agenda and reserves the right to approve items for the Agenda.

COMMENTS AND QUESTIONS ARE INVITED DURING THE OPEN FORUM

---

# *Vida Pacifica Community Association*

Board of Directors Meeting

August 22, 2013

Location: Vida Pacifica Pool Area

## AGENDA

- I. CALL TO ORDER President Raider
  
- II. HOMEOWNER'S OPEN FORUM
  
- III. ROLL CALL & CALL TO ORDER
  
- IV. APPROVAL OF MINUTES
  - A. Approval of the Board of Directors Meeting Minutes of July 31, 2013, prepared by *CHAMPS*.  
*XXX Action Required - Approval of the meeting minutes.* Pages 1 - 3
  
  - B. Approval of the Board of Directors Organizational Meeting Minutes of July 31, 2013, prepared by *CHAMPS*.  
*XXX Action Required - Approval of the meeting minutes.* Page 4
  
  - C. Review and Filing of the July 31, 2013 Reconvened Annual Meeting Minutes, prepared by *CHAMPS*. Pages 5 - 6
  
- V. FINANCIAL REPORT
  - A. Approval of Financial Statements and Bank Reconciliations for the period ending July 31, 2013, prepared by *CHAMPS*, subject to year-end review.  
*XXX Action Required - Approval of the July, 2013 financials.* Pages 7 - 58
  
  - B. Delinquency Report & Attorney Status Report Page 59
  
  - C. Morgan Stanley Investment Recommendations Pages 60 - 62

**VI. COMMITTEE REPORTS**

**A. Architecture**

**B. Landscape**

**VII. MANAGEMENT REPORT**

**Pages 63 - 64**

**VIII. UNFINISHED BUSINESS**

**A. Turf Removal**

**B. Holmes Landscape Proposal**

**1. #6370 Stump Grinding**

**Pages 65 - 66**

**IX. NEW BUSINESS**

**A. Fiscal Year End Tax and Financial Review Proposal**

**Pages 67 - 68**

**B. Draft Reserve Studies**

**Pages 69 - 136**

**C. Janitorial Proposals**

**Pages 137 - 147**

**D. Remodel Bathrooms Estimate**

**Pages 148 - 149**

**E. Homeowner Correspondence**

**X. ANNOUNCEMENTS**

**A. The next meeting is scheduled to be held on Thursday, September 26, 2013, at the Pool Area.**

**XI. ADJOURNMENT**