

Welcome to the *Vida Pacifica* Board of Directors Meeting. The OPEN FORUM will begin promptly at 5:30 p.m. and continue for a maximum of 30 minutes or less. The regular meeting will follow. Items for consideration of being placed on the Agenda must be submitted to CHAMPS 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

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# Vida Pacifica Community Association

## Board of Directors Meeting

### August 24, 2017

**Location: Pool Area**  
**5:30 P.M.**

## AGENDA

- I. **CALL TO ORDER** **President Graeber**
  
- II. **HOMEOWNERS' OPEN FORUM**
  
- III. **ROLL CALL & CALL TO ORDER**  
Officers Present -  
Officers Absent -  
Visitors -
  
- IV. **APPROVAL OF MINUTES**
  - A. Approval of the Board of Directors Meeting Minutes of July 27, 2017 prepared by CHAMPS.  
**XXX Board Action Required**
  
- V. **FINANCIAL REPORT** **Treasurer Scott Raider**
  - A. Approval of Financial Statements and Bank Reconciliations for the period ending July 31, 2017, prepared by CHAMPS, subject to year-end review.  
**XXX Board Action Required**
  
  - B. **Delinquency Report as prepared by:**
    - 1. **CHAMPS**
  
    - 2. **Green, Bryant & French** – APN #357-322-35-19 to be discussed in Executive Session.
  
- VI. **MANAGEMENT REPORT**

**VII. UNFINISHED BUSINESS**

- A. Approval of proposal #2249 from Holmes Landscape to install tree outside south side of pool at a cost of \$960.39.  
**XXX Board Action Required**

**VIII. NEW BUSINESS**

- A. Approval of the Change Order from Lightfoot Planning per the additional items noted by the DEH at the site walk in the amount of \$1,840.00.  
**XXX Requires Board Action**
- B. Approval of recommendation from Morgan Stanley to continue to ladder the Association's portfolio.  
**XXX Requires Board Action**
- C. Approval of proposal from Michael Ferrara to update and prepare the Association's Reserve Study for the following:  
Common Area at a cost of \$340.  
Patio Homes at a cost of \$340.  
Condo Units at a cost of \$340.  
**XXX Requires Board Action**
- D. Use of Roundup in the Community.
- E. Biodegradable Pet Waste Bags.
- F. E-Newsletter & Mailings.

**IX. ANNOUNCEMENTS**

- A. The next meeting is scheduled to be held on Thursday, September 28<sup>th</sup> @ 5:30 p.m. at Pool Area.
- B. The next walk thru is schedule to be held Wednesday, September 13<sup>th</sup> @ 4:00 pm.

**X. ADJOURNMENT**