

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

Vida Pacifica Community Association

Board of Directors Meeting

July 28, 2016

Location: Pool Area

5:30 P.M.

AGENDA

- I. **CALL TO ORDER** **President Bishop**
- II. **HOMEOWNERS' OPEN FORUM**
- III. **ROLL CALL & CALL TO ORDER**
- IV. **APPROVAL OF MINUTES**
 - A. **Approval of the Board of Directors Meeting Minutes of May 26, 2016, Prepared by CHAMPS.**
XXX Board Action Required - Approval of the meeting minutes. **Pages 1 – 3**
- V. **FINANCIAL REPORT**
 - A. **Approval of Financial Statements and Bank Reconciliations for the period ending May 31, 2016, prepared by CHAMPS, subject to year-end review.**
XXX Board Action Required - Approval of the May, 2016 financials. **Pages 4 - 30**
 - B. **Approval of Financial Statements and Bank Reconciliations for the period ending June 30, 2016, prepared by CHAMPS, subject to year-end review.**
XXX Board Action Required - Approval of the June, 2016 financials. **Pages 31 - 83**
 - C. **Delinquency Report & Attorney Status Report** **Pages 84 - 93**
- VI. **MANAGEMENT REPORT** **Pages 93a – 93b**
- VII. **UNFINISHED BUSINESS**
 - A. **Consideration of Rules Amendment for Solar and Satellite Dishes for Distribution to the Membership for 30 Day Comment Period.**
XXX Board Action Required **Page 94**
 - B. **Approval of proposal submitted by _____ for landscape architectural services for the installation of reclaimed water, for a cost of \$_____, to be expensed to Reserves.**
XXX Board Action Required **Pages 95 - 118**

VIII. NEW BUSINESS

- A. **Approval of Quality Lock & Safe proposal to replace pool area lock system with new gate boxes and locks, for a cost of \$7,154.00, to be expenses from Reserves.**
XXX Board Action Required **Pages 119 - 121**
- B. **Approval of on-call Security Patrol service by _____, for a cost of \$_____, per call.**
XXX Board Action Required **Pages 122 - 123**
- C. **Approval of \$13 increase in the Lloyd Pest Control monthly service contract.**
XXX Board Action Required **Page 124**
- D. **Approval of proposal submitted by _____ to prepare a Reserve Study Update (Condos, Patio Homes and Common Area), for a cost of \$_____, in preparation of the 2017 budget process.**
XXX Board Action Required **Pages 125 - 130**
- E. **Review of Cardiff Roofing Condo roof inspection report.** **Pages 131 - 136**
1. **Approval of Cardiff Roofing proposal to complete maintenance on the garage roofs, for a cost of \$8K, to be expenses from Reserves.**
XXX Board Action Required **Page 135**
2. **Approval of Cardiff Roofing proposal to complete maintenance on the Condo roofs, for a cost of \$14,400, to be expenses from Reserves.**
XXX Board Action Required **Page 136**
3. **Discussion of email correspondence with regard to roof algae at 1911 Azure.**
XXX Board Action Required **Pages 137 - 156**
- F. **August Newsletter Articles**
- G. **Homeowner Correspondence**
1. **Confirming approval of 1925 Circle Park Lane's Architectural Request to install drought tolerant landscaping.**
XXX Board Action Required

IX. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on Thursday, August 25, 2016, at 5:30 p.m. at the pool area.

X. ADJOURNMENT