

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

June 22, 2017

I. CALL TO ORDER

The June 22, 2017 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Kelly Graeber at 5:40 p.m.

II. OPEN FORUM - None

III. ROLL CALL & CALL TO ORDER

Officers Present

President	Kelly Graeber
Vice President	VACANT
Treasurer	Scott Raider
Secretary	Erin Bishop
Director	Sebastien Page
Director	Christina Simokat

Also in attendance were owner Lisa Vondle and Managing Agent, Tafu Sagapolutele representing CHAMPS/AAM.

V. MINUTES

- A. **Approval of the Board of Directors Meeting Minutes of May 25, 2017, prepared by CHAMPS/AAM, LLC.** A motion was made, seconded and unanimously carried to approve the Board of Directors meeting Minutes of May 25, 2017, prepared by CHAMPS/AAM, LLC, as submitted.

V. FINANCIAL REPORT

- A. **Approval of Financial Statements and Bank Reconciliations for the period ending May 31, 2017, prepared by CHAMPS/AAM, LLC, subject to year-end review.** A motion was made, seconded and unanimously carried to approve the May 31, 2017 financials and bank reconciliations, subject to year-end review.

B. **Delinquency Report:**

1. **CHAMPS** – Report reviewed in detail with no actions.
2. **Status Report from GBF** – Management to follow up on current status with GBF.

VI. MANAGEMENT REPORT

Tafu Sagapolutele gave the Management report and a copy was included in the meeting packet.

VII. UNFINISHED BUSINESS

- A. **Approval of proposal #2062 from Holmes Landscape to remove ground cover in front of 1915 Country Grove Lane at a cost not to exceed \$879.46. (Deferred from May).** Deferred to the July meeting.
- B. **Approval of revised proposal #1827 from Holmes Landscape for tree replacement along Mountain Vista at a cost of \$1,924.85.** A motion was made, seconded and unanimously carried to approve the revised proposal #1827 from Holmes Landscape for tree replacement along Mountain Vista at a cost of \$1,924.85.

VIII. NEW BUSINESS

A. **Approval of proposal #2249 from Holmes Landscape to install tree outside south side of pool at a cost of \$960.39.** This item deferred to the July Walk Thru.

B. Approval of proposal #2124 from Holmes Landscape to mulch planters with 2 options:

Option #1:	(40) yards Forest Fines Mulch	\$1,696.80
	<u>Pick up, delivery & installation</u>	<u>\$1,500.00</u>
	Total Option #1:	\$3,196.80

Option #2:	(40) yards Mini Fir Bark	\$6,320.00
	<u>Pick up, delivery & installation</u>	<u>\$1,500.00</u>
	Total Option #2:	\$7,820.00

A motion was made, seconded and by majority vote carried to approve Option #2.

C. **Approval of Morgan Stanley recommendation to continue to ladder the association's portfolio.** A motion was made, seconded and unanimously carried to approve the Morgan Stanley recommendation to continue to ladder the Association's portfolio.

D. **Review of owner concerns from 1935 Country Grove Lane re communal parking & Landscape Areas.** Owners concerns were discussed in detail.

E. **Approval of architectural request from 1924 Country Grove Lane for lattice installation on fence.** After much discussion, the Board denied request and ruled to propose landscape plants instead.


IX. ANNOUNCEMENTS

A. The next meeting is scheduled to be held on July 27, 2017, at 5:30 p.m. at the pool area.

B. The next walk thru is scheduled to be held on July 12, 2017, at 4:00 p.m.

X. ADJOURNMENT

A. There being no further business, the Board Meeting adjourned at 7:15 p.m.

Approved: 
Secretary