

# Vida Pacifica Community Association

## BOARD OF DIRECTORS MEETING

### MINUTES

November 30, 2016

#### I. CALL TO ORDER

The November 30, 2016 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Kelly Graeber at 5:32 p.m.

#### II. OPEN FORUM

Owner Maxine Stephens of 1911 Azure was present. Maxine stated she was interested in finding out what chemical was used to treat the algae on her roof. Kelly Graeber responded it was biodegradable and Management can obtain the exact chemical name for her.

#### III. ROLL CALL & CALL TO ORDER

##### Officers Present

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

Also in attendance was Managing Agent, Annette Imoto of CHAMPS, a Division of AAM, LLC.

#### IV. MINUTES

##### A. Approval of the Board of Directors Meeting Minutes of October 27, 2016, prepared by CHAMPS/AAM, LLC.

A motion was made, seconded and unanimously carried to approve the Board of Directors meeting Minutes of October 27, 2016, prepared by CHAMPS/AAM, LLC, as submitted.

#### V. FINANCIAL REPORT

##### A. Approval of Financial Statements and Bank Reconciliations for the period ending October 31, 2016, prepared by CHAMPS/AAM, LLC, subject to year-end review.

A motion was made, seconded and unanimously carried to approve the October 31, 2016 financials and bank reconciliations, subject to year-end review.

##### B. Approval of Morgan Stanley Smith Barney Condo Investment Recommendations

A motion was made, seconded and unanimously carried to approve the Morgan Stanley Smith Barney Condo Investment Recommendations.

##### C. Delinquency Report & Attorney Status Report

The delinquency and attorney status reports were reviewed and no action was necessary.

#### VI. MANAGEMENT REPORT

Annette Imoto gave the Management report and a copy was included in the meeting packet.

**VII. UNFINISHED BUSINESS**

- A. Approval of Hi-Tech Termite Control Proposal for the annual termite guarantee, for a cost of \$7,072.**  
A motion was made, seconded and unanimously carried to table this item pending clarification.

**VIII. NEW BUSINESS**

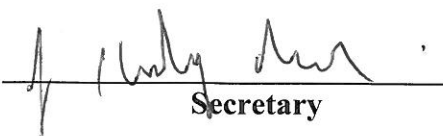
- A. Approval of Proposal submitted by Holmes Landscape to complete Priority A, B & C of the Annual Tree Trimming/Removals, at a day rate.**  
A motion was made, seconded and unanimously carried to approve the Proposal submitted by Holmes Landscape to complete Priority A, B & C of the Annual Tree Trimming/Removals, at a day rate.
- B. Approval of Graeber Construction Proposal to repair dry rot damaged fascia at the garage of 1941 Skyknoll Way, for a cost of \$850.00.**  
A motion was made, seconded and unanimously carried to approve the Graeber Construction Proposal to repair dry rot damaged fascia at the garage of 1941 Skyknoll Way, for a cost of \$850.00.
- C. Approval of Community Pools Proposal for monthly Pool and Spa maintenance, at a monthly cost of \$285.00.**  
A motion was made, seconded and unanimously carried to approve the Community Pools Proposal for monthly Pool and Spa maintenance, at a monthly cost of \$285.00.
- D. Approval of Holmes Proposal #1411 to install root barrier on both sides of the sidewalk at 1990 Azure.**  
A motion was made, seconded and unanimously carried to approve the Holmes Proposal #1411 to install root barrier on both sides of the sidewalk at 1990 Azure.
- E. Consideration of Internet for pool building to remotely manage new gate lock system.**  
A motion was made, seconded and unanimously carried to deny internet for pool building at this time.
- F. Homeowner Correspondence**  
No action.

**IX. ANNOUNCEMENTS**

- A.** The next meeting is scheduled to be held on January 26, 2017, at 5:30 p.m. at 1911 Azure Way.

**X. ADJOURNMENT**

- A.** There being no further business, the Board Meeting adjourned at 6:37 p.m.

Approved:   
Secretary