

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

January 22, 2015

5:30 p.m.

I. CALL TO ORDER

The January 22, 2015 Vida Pacifica Community Association Homeowner Forum began at 5:20 p.m.

II. OPEN FORUM

Owner Robert Genat was present. Robert mentioned the new Encinitas Community Park down by the hospital behind Vons. He stated there is an area for large dogs, small dogs and dogs in training. Erin Bishop responded the playground is amazing. Robert stated this would be a great newsletter article as there are picnic areas, off leash dog area and it is all free. Erin added there is a great walking path/loop along the whole park and a skate area. Robert Genat stated he really likes 1912 Circle Park Lane's new landscape and that it requires very little water. He stated that 1928 Circle Park Lane also redid their landscaping with low-water plants. Robert reported that rats are out looking for food and water and if pet food is not stored in a sealed container it will attract rats. Robert requested an article be included in the newsletter. Robert went on to say that in the past the Board has discussed installing ballard lighting in the areas where the community is really dark, specifically along Mountain Vista, the back of Azure, etc. It may be a good idea to retrofit the existing lights with LEDs. Robert stated the Board is doing a good job and the tree trimming and removals were done well. The Board and Management thanked Robert for attending the meeting and he departed.

III. CALL TO ORDER

The January 22, 2015 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Erin Bishop at 5:40 p.m.

IV. ROLL CALL

Officers Present

President	Erin Bishop
Vice President	Ryan Hoberg
Secretary	Scott Raider
Director	Sebastien Page

Officers Absent

Treasurer	Ruth Johnson
-----------	--------------

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

V. MINUTES

A. Approval of the Board of Directors Meeting Minutes of November 20, 2014, prepared by CHAMPS.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of November 20, 2014, prepared by CHAMPS, as submitted.

VI. FINANCIAL REPORT

A. Approval of Financial Statements and Bank Reconciliations for the period ending November 30, 2014, prepared by CHAMPS, subject to year-end review.

A motion was made, seconded and unanimously carried to approve the November 30, 2014 financials subject to year-end review.

B. Approval of Financial Statements and Bank Reconciliations for the period ending December 31, 2014, prepared by CHAMPS, subject to year-end review.

A motion was made, seconded and unanimously carried to table the December 31, 2014 financials and bank reconciliations.

C. Delinquency Report & Attorney Status Report

The Board reviewed the delinquent accounts status and no action was necessary.

VII. COMMITTEE REPORTS

A. Architectural Committee - No report.

1. Approval of the owner of 1919 Azure Way's Architectural Request for a satellite dish which has already been installed.

A motion was made, seconded and unanimously carried to deny the request. The dish must be placed in a tri-pod in the owner's patio area and furthermore the owner must repair the roof to its original condition.

B. Landscape - No report.

VIII. MANAGEMENT REPORT

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

IX. UNFINISHED BUSINESS

A. Confirming Approval of moving forward with turf rebate per the Board's review and agreement of specific areas to be included.

A motion was made, seconded and unanimously carried to confirm approval of moving forward with turf rebate per the Board's review and agreement of specific areas to be included.

X. NEW BUSINESS

A. Discuss and consider Rule Amendment concerning Occupant Registration

A motion was made, seconded and unanimously carried to approve the proposed rule addition with the expectation it will be come effective at the March Board meeting following review of any owner's comments/suggestions. Management will distribute the proposed addition to all owners.

B. Approval of Dee Higgins Janitorial \$50 per month contract increase

A motion was made, seconded and unanimously carried to approve Dee Higgins Janitorial \$50 per month contract increase. Per the Board's request, Management will request they clean the top rail of the pool fencing quarterly.

C. Newsletter Articles

Per the Board's request, the following articles will be included in the next newsletter: Rats, New Park, Satellite Dishes, Holiday Lights and Decoration Removal, Parking and Garage Storage.

D. Homeowner Correspondence

1. Email from owner concerning communication on tree removals

The Board reviewed the email and agreed the arborist already marks any tree removals with paint.

2. Emails from the owner of 1915 Azure concerning the increase in monthly assessment

Per the Board's request, Management will send the owner a response letter advising a budget and reserve study is mailed to all owners which outlines expenses.

XI. ANNOUNCEMENTS

A. The next meeting is scheduled to be held on February 26, 2015 at 1911 Skyknoll Way at 5:30 p.m.

B. The Board met in Executive Session prior to today's meeting to discuss a member violation.

XII. ADJOURNMENT

A. There being no further business, the Board Meeting adjourned at 6:15 p.m.

Approved: _____


Secretary