

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

January 28, 2016

I. CALL TO ORDER

The January 28, 2016 Vida Pacifica Community Association Homeowner Forum began at 5:49 p.m.

II. OPEN FORUM

Owners Mr. and Mrs. Jahns of 1926 Skyknoll were present with questions on the installation of solar. Mr. Jahns stated he received an initial analysis from Solar City but wondered what the process is for obtaining approval. Management asked the owners if they received the information emailed to them, which included an architectural request form and the owners responded yes, they did receive it. Management explained that the installation of solar would most likely require a recorded Maintenance and Indemnity Agreement which would hold them and any future owners responsible for any roof repairs due to the installation of the solar. Mr. and Mrs. Jahns thanked the Board and departed.

Karen Ogawa of the Olivenhain Municipal Water District was present to provide an update on the reclaimed water project.

Karen of Olivenhain stated the reclaimed water system is not on line at all at this time as they have run into some problems in different areas. There is a hole in the system they are trying to locate. They will be doing construction on Clear Valley mid-February. There is a hotline residents may call which will offer updates on work locations, scheduling, etc. Karen explained that the water district had a survey completed at their expense and per Title 22 and for Vida, the ideal areas for reclaimed water is inside the walkways (from sidewalk out) and not between the sidewalk and the buildings because it would be too costly for the installation. Karen explained once everything is in, all irrigation above ground (sprinklers, etc.) will have to be purple to identify reclaimed water is being used. The recycled water should be ready this summer. Karen further reported there is a City ordinance which states if recycled water is available, it must be used. Management asked Karen what are the next steps Vida Pacifica should be taking in preparation of reclaimed water. Karen responded that Aegis is a backflow and cross connection company and is whom the water district paid to complete the site survey. Karen stated that the water district will bring in the meters and Vida would be responsible for the hook-ups. Karen responded an architect or the association's landscaper would be able to help the Board determine where the irrigation lines are. Karen stated there is a budget estimate included with the site survey and the first five items have to be completed. Please note that the costs are done at a very conservative value. Number 7 would have to be done first; Numbers 8 & 9 are fixed costs for the landscape plan review and the Department of Health will walk the site and provide their recommendations. Karen reported if the Board does decide to stay with only the greenbelt for the recycled water and not the inside of the sidewalks between the sidewalk and building, they probably wouldn't need Title 22 which would require an engineering report. Karen stated the estimated cost for the recycled water project for Vida Pacifica is \$45K, which includes what Olivenhain anticipates spending to get the site certified. Karen further reported the entire recycled water project is costing over \$5 million and the water district is offering a loan program where the interest is tied to the mid-swap rate which is currently 1.9%, but fluctuates. The water district would take the difference of the water rate the association is paying now and the recycled water rate. The loan is good for all items listed on the budget worksheet and there is a 5 or 7 year option; the water district might consider a 10 year loan but they don't have those terms as of now. Karen further reported the water district will want to review 3 years of financial information if the association does decide to go the loan route. Karen hand carried water use sheets for Vida Pacifica which can be shared with the landscaper or architect. The Board and Management thanked Karen for attending the meeting and she departed at 6:09 p.m.

III. CALL TO ORDER

The January 28, 2016 Vida Pacifica Community Association Board of Directors meeting was called to order by Secretary, Scott Raider at 6:10 p.m.

IV. ROLL CALL

Officers Present

Vice President	Ryan Hoberg
Treasurer	Ruth Johnson
Secretary	Scott Raider
Director	Sebastien Page

Officers Absent

President	Erin Bishop
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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 30, 2015, prepared by CHAMPS/AAM,LLC.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of November 30, 2015, prepared by CHAMPS/AAM, LLC, as submitted.

VI. FINANCIAL REPORT

A. Approval of Financial Statements and Bank Reconciliations for the periods ending November 30, 2015 and December 31, 2015, prepared by CHAMPS/AAM,LLC, subject to year-end review.

A motion was made, seconded and unanimously carried to approve the November 30, 2015 and December 31, 2015 financials and bank reconciliations, subject to year-end review.

B. Delinquency Report & Attorney Status Report

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

VII. COMMITTEE REPORTS

A. Architectural Committee – No report.

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. Approval of Holmes Proposal #9680 – Installation of 4 flats of 4” Echeveria in the pool area, for a cost of \$193.20. (Tabled in November)

A motion was made, seconded and unanimously carried to deny approval of this item.

IX. UNFINISHED BUSINESS (cont'd)

- B. Discussion/Approval of proposal submitted by _____ for the installation of condo chimney caps, for a cost of \$_____.**

A motion was made, seconded and unanimously carried to table this item pending Management obtaining clarification from Richard A Losey Chimney Sweeping Co. and an additional proposal.

- C. Confirming approval of Clear Expectations estimate #17732 for replacement of the spa motor and spa light and gasket, for a cost of \$710.00.**

A motion was made, seconded and unanimously carried to confirm approval of Clear Expectations estimate #17732 for replacement of the spa motor and spa light and gasket, for a cost of \$710.00.

X. NEW BUSINESS

- A. Approval of Holmes proposal #9798 to remove Escallonia and Hebe and install (6) 5G Xylosma at 1973 Country Grove for a cost of \$472.36.**

A motion was made, seconded and unanimously carried to approve Holmes proposal #9798 to remove Escallonia and Hebe and install (6) 5G Xylosma at 1973 Country Grove for a cost of \$472.36.

- B. Approval of Holmes proposal #9797 to remove selected large stalks from Giant Bird of Paradise in the pool area, for a cost of \$477.00.**

A motion was made, seconded and unanimously carried to deny approval of this item as Holmes completed the work at no charge.

- C. Approval of Kirby Concrete proposal for misc. concrete grinding/replacement.**

A motion was made, seconded and unanimously carried to approve the Kirby Concrete proposals for misc. concrete grinding/replacement in the Condos and Patio homes.

- D. Newsletter Articles**

Per the Board's request, an article will need to be included in the newsletter regarding the chimney caps and a supreme court ruling concerning insurance coverage once Management obtains clarification from the chimney company. Owners should check with their insurance agent to be sure their chimney cap is covered under their insurance policy and reference the supreme court ruling.

- E. Homeowner Correspondence**

- 1. Email from the owner of Lot #0133 concerning improper use of the spa.**
No action necessary.

- 2. Email from the owner of Lot #0057 responding to a recent courtesy notice.**

Management will send the owner a response letter stating they are not being singled out and a courtesy notice is sent upon receipt of a written complaint or if a violation is noted during a walk around.

- 3. Email from the owner of Lot #0160 responding to a recent courtesy notice.**

Management will send the owner a response letter thanking them for their email and stating no further action necessary in regards to them not having grids on their windows.

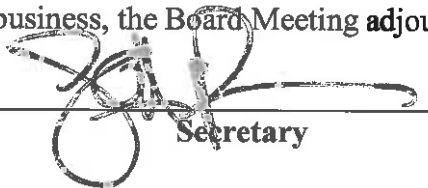
XI. ANNOUNCEMENTS

- A. Your Board of Directors met in Executive Session prior to this meeting for a member violation.
- B. The next meeting is scheduled to be held on Thursday, February 25, 2016, at 5:30 p.m. and the meeting location is to be determined but most likely at a Board member's home.

XII. ADJOURNMENT

- A. There being no further business, the Board Meeting adjourned at 7:05 p.m.

Approved: _____



Secretary