

**Vida Pacifica Community Association**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**March 1, 2016**

**I. CALL TO ORDER**

The March 1, 2016 Vida Pacifica Community Association Homeowner Forum began at 5:37 p.m.

**II. OPEN FORUM**

No owners were present.

**III. CALL TO ORDER**

The March 1, 2016 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Erin Bishop at 5:38 p.m.

**IV. ROLL CALL**

**Officers Present**

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

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 January 28, 2016, prepared by CHAMPS/AAM,LLC.**

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of January 28, 2016, prepared by CHAMPS/AAM, LLC, as submitted.

**VI. FINANCIAL REPORT**

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

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

**B. Approval of Morgan Stanley Smith Barney Investment Recommendations**

A motion was made, seconded and unanimously carried to approve the Morgan Stanley Smith Barney Investment Recommendations for the Condos, Common, etc.

**C. Delinquency Report & Attorney Status Report**

The delinquency and attorney status reports were reviewed.

**1. Approval of the owner of Lot #0058's request to waive all late fees and Collection costs and interest.**

A motion was made, seconded and unanimously carried to approve the association covering the cost of 50% of the attorney fees only (does not include late fees or other misc. charges) if the owner brings their account current by March 15, 2016.

## VII. MANAGEMENT REPORT

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

It was agreed Holmes may remove the Mexican Sage only between 1914 and 1918 Azure Way as it is unsightly.

The Board agreed new guidelines should be established for the installation of satellite dishes. Management will include the item on the next meeting agenda.

## VIII. UNFINISHED BUSINESS

### A. Discussion – Condo Chimney Caps

This item was tabled to the next meeting.

## IX. NEW BUSINESS

### A. 2016 Budget Adjustment – Accounting

**Approval to allow the reserve interest income included in the operating revenue to be moved and included in the reserve income portion of the budget.**

A motion was made, seconded and unanimously carried to approve allowing the reserve interest income included in the operating revenue to be moved and included in the reserve income portion of the budget.

### B. Approval of Architectural Request submitted by 1990 Azure Way for the installation of a satellite dish.

A motion was made, seconded and unanimously carried to approve the Architectural Request submitted by 1990 Azure Way for the installation of a satellite dish subject to the dish being installed on a tripod in their patio area and not attached to the building fascia, roof, etc.

### C. Approval of Holmes Proposal #161 for misc. plantings, for a cost of \$979.27.

A motion was made, seconded and unanimously carried to table this item pending Holmes Landscape sending a revised proposal.

### D. Approval of DRAFT reviewed financial statements for year ended December 31, 2015, and signing of representation letter, prepared by Michael J. Ferrara, for distribution to the Membership.

A motion was made, seconded and unanimously carried to approve the DRAFT reviewed financial statements for year ended December 31, 2015, and signing of representation letter, prepared by Michael J. Ferrara, for distribution to the Membership.

### E. Approval of Proposal submitted by Wateridge for the Annual Insurance Renewal, for an annual premium amount of \$16,406.

A motion was made, seconded and unanimously carried to approve the Proposal submitted by Wateridge for the Annual Insurance Renewal, for an annual premium amount of \$16,406.

### F. Approval to rescind approval of the Kirby Concrete proposals for misc. concrete grinding/replacement in the Condos and Patio homes.

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

**IX. NEW BUSINESS (Cont'd)**

**G. Approval of Kirby Concrete's revised proposals for misc. concrete grinding/replacement in the Condos and Patio homes (includes additional repairs in the Patio homes).**

A motion was made, seconded and unanimously carried to approve Kirby Concrete's revised proposals for misc. concrete grinding/replacement in the Condos and Patio homes (includes additional repairs in the Patio homes).

**H. Approval of Holmes Proposal #271 to install 3' cobble border at the corner of Skyknoll and Country Grove and a 4' cobble border along the sidewalk by 1973 & 1969 Country Grove where turf conversions were done, for a cost of \$3,262.96.**

A motion was made, seconded and unanimously carried to table this item to the June meeting.

**I. Emergency Addition of Agenda Items – A motion was made, seconded and unanimously carried to approve adding the following items to the meeting agenda as they are a potential safety/hazard.**

1. A motion was then made, seconded and unanimously carried to approve having a roof inspection completed on all condos for a to not exceed cost of \$500.00.
2. A motion was made, seconded and unanimously carried to approve the proposal submitted by Tusei Electric to run new conduit and wiring to the lamppost in the grassy area which runs along Clear Valley, for a cost of \$950.00. Management will have Hector confirm that the power was not cut by the recent work Olivenhain completed and if it was, a request for reimbursement will be sent to the City or Olivenhain Municipal Water District.

**J. Homeowner Correspondence**

1. **Email from the owner of Lot #0148 concerning roof vent seals.**  
Per the Board's request, Management will send a response to the owner advising them a roof inspection will be completed on all the condos.
2. **Email from the owner of Lot #0136 concerning roof shingles.**  
Per the Board's request, Management will send the owner a response advising them a roof inspection will be completed on all the condos.

**X. ANNOUNCEMENTS**

- A. The next meeting is scheduled to be held on Thursday, March 31, 2016, at 5:30 p.m. at 1911 Skyknoll Way.

**XI. ADJOURNMENT**

- A. There being no further business, the Board Meeting adjourned at 6:44 p.m.

Approved:   
Secretary