

BOARD OF DIRECTORS MEETING MINUTES

March 22, 2012

6:00 p.m.

I. CALL TO ORDER

The March 22, 2012 Vida Pacifica Community Association Homeowner Forum was called to order by President, Robert Genat at 6:00 p.m. at the San Diego Credit Union, in Encinitas, CA.

II. OPEN FORUM

The owner of 1911 Skyknoll Way was present to discuss her architectural request to install new windows. The Board advised the owner the request was reviewed and Management would send a copy of the approved form to her via email. The homeowner thanked the Board and departed.

III. CALL TO ORDER

The March 22, 2012 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Robert Genat at 6:05 p.m.

IV. ROLL CALL

Officers Present

President	Robert Genat
Vice President	Sebastien Page
Secretary/Treasurer	Howard Foxman
Director	Scott Raider
Director	Kelly Graeber

Also in attendance was Managing Agent, Connie Nakaji of CHAMPS/The Kelly Group.

V. MINUTES

A. Approval of the Board of Directors Meeting Minutes of February 23, 2012, prepared by CHAMPS.

A motion was made, seconded and carried to approve the Minutes of the February 23, 2012, Board of Directors Meeting, prepared by CHAMPS, with the following corrections:

The February minutes should reflect that Larry Holmes & Pepe Sanchez from Holmes Landscape were present. Larry said they wanted to stop by and thank the Board and community for their business and present them with a Western Garden Book.

The Board asked about ideas for the corner of Gardendale and Mountain Vista and the Corner of Village Park and Clearwater. The Board agreed they would like to make these areas more appealing and formal looking. Robert Genat suggested that Larry look at the monument area of Seagate. Larry Holmes agreed to meet with the Board during the March landscape walk around and bring some pictures and ideas for these two areas of the community.

Also, under New Business, Pool Heater should be stated as “would” instead of “should”.

VI. FINANCIAL REPORT

A. Approval of Financial Statements and Bank Reconciliations for the period ending February 29, 2012, prepared by CHAMPS, subject to year-end review.

A motion was made, seconded and carried to approve the February 29, 2012 financials subject to year-end review.

B. Delinquency Report & Attorney Status Report

The Board reviewed the delinquent accounts status. Account #061 has not made a payment in three months. Management will send a copy of the account ledger for the Board's review. The Board agreed if a payment is not received by the end of March the account should be turned over to collection.

VII. COMMITTEE REPORTS

A. Architectural Committee

1. 1911 Skyknoll Way - Window Request

A motion was made, seconded and carried to approve the request as submitted.

B. Landscape

No report.

VIII. MANAGEMENT REPORT

Connie Nakaji gave the Management report and a copy was included in the meeting packet.

IX. UNFINISHED BUSINESS - None

X. NEW BUSINESS

A. Roofing Proposal - Chimney Caps Maintenance

This item was tabled while Management solicits a second proposal to caulk around metal chimney caps.

B. 2011 Fiscal Year Financial Review

A motion was made, seconded and unanimously carried to approve the Financial Review prepared by CPA, Michael Ferrara.

C. Tree to Replace Ficus

It was agreed Management would ask Larry Holmes to bring to the walk around recommendations and pictures of trees to replace the Ficus tree that was recently removed.

D. Pool Area - Damaged Table Top

During the last rain and wind storm two of the umbrellas were left open and consequently the tables were turned over breaking the table tops. Sebastien and Scott agreed to look for new tables or table tops. The Board agreed to approve spending a maximum of \$700 if the table tops cannot be replaced and new tables must be purchased.

2

X. NEW BUSINESS (Contd)

E. Owner Communication

The Board reviewed and discussed the email request from 1918 Azure concerning the chimney and repair of the stucco. Kelly Graeber explained that there are some chimneys with caps and these have caps because the fireplace is on a wood framed interior wall while the other chimneys are on an exterior wall and are precast concrete chimneys. The Board agreed the stucco at the top of 1918 Azure should be repaired but if the owner wants a chimney cap then the owner would be responsible for installing his chimney cap. If the owner decides he doesn't want a cap then the HOA will move forward and repair the stucco on the chimney.

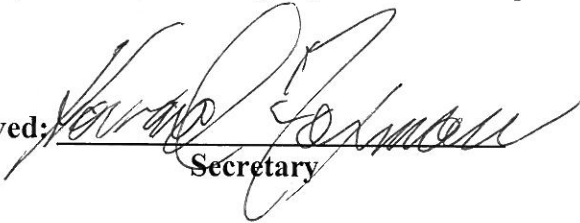
XI. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on Thursday, April 26, 2012 at the San Diego Credit Union Conference Room at 6:00 p.m.

XII. ADJOURNMENT

There being no further business, the Board Meeting adjourned at 7:20 p.m.

Approved: _____


Secretary