

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

June 25, 2015

5:30 p.m.

I. CALL TO ORDER

The June 25, 2015 Vida Pacifica Community Association Homeowner Forum began at 6:12 p.m.

II. OPEN FORUM

Management reported the owner of 1904 Country Grove Lane sent an email giving his authorization for his tenant Jennifer Slezak to speak at association board meetings with the understanding she may not vote without a Power of Attorney.

Jennifer was present from 1904 Country Grove Lane concerning a rat/rodent problem in the community. Jennifer stated she lost her pool key and asked what the replacement charge is. Management advised her the deposit is \$75. Jennifer then reported there is a problem with rodents in the community and there is a big rat she has seen on multiple occasions in the pool area. Ryan Hoberg responded there is a pest control bid for additional bait stations on today's agenda for discussion and the Board will also consider placing additional stations inside the pool area. Per the Board's request Management will look into a swivel type lid for the pool area trash cans which may keep critters away from the trash and pool area. Jennifer then reported Lloyds will come out and treat resident's units for a small cost. Per the Board's request, an article will be included in the next newsletter advising residents of the same and also advising them owner's are responsible for treating their units and the association is responsible for treating the common area.

The Board and Management thanked Jennifer for coming and she departed.

III. CALL TO ORDER

The June 25, 2015 Vida Pacifica Community Association Board of Directors meeting was called to order by Vice President, Ryan Hoberg at 6:12 p.m.

IV. ROLL CALL

Officers Present

Vice President	Ryan Hoberg
Secretary	Scott Raider
Treasurer	Ruth Johnson

Officers Absent

President	Erin Bishop
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 May 28, 2015, prepared by *CHAMPS*.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of May 28, 2015, prepared by *CHAMPS*, as submitted.

VI. FINANCIAL REPORT

- A. **Approval of Financial Statements and Bank Reconciliations for the periods ending May 31, 2015, prepared by CHAMPS, subject to year-end review.**
A motion was made, seconded and unanimously carried to approve the May 31, 2015 financials and bank reconciliations, subject to year-end review.
- B. **Delinquency Report & Attorney Status Report**
The Board reviewed the delinquent accounts status. No action necessary.

VII. COMMITTEE REPORTS

- A. **Architectural Committee - No report.**
1. **Approval of Architectural Request submitted by 1915 Azure Way for the installation of Solatubes.**
A motion was made, seconded and unanimously carried to approve the request subject to the owner submitting the required recorded Maintenance Agreement should future roof repairs be necessary due to the installation.
- B. **Landscape**
Ryan Hoberg reported 3 trees will be removed as they are declining and/or a safety hazard and Holmes offered a discounted rate to remove all 3 trees at the same time.
- Ryan further reported that the association is billed extra each month for scalping of the lawn areas but it doesn't seem to have been completed in quite some time. Management will ask Holmes for an update and also ask them about aerating the lawns.

VIII. MANAGEMENT REPORT

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

IX. UNFINISHED BUSINESS

- A. **Approval of Miscellaneous Holmes Landscape Proposals:**
1. **Proposal #8802 – Removal (\$640), stump grinding (\$95) of dead Alder tree at 1971 Azure, (per walk around), and installation of (1) 24" box Lagerstroemia (\$364.58) for a total cost of \$1,099.58.**
A motion was made, seconded and unanimously carried to deny approval of Proposal #8802.
2. **Proposal #8786 – Removal (flush cut) Alder tree across from 1971 Azure, for a cost of \$640.00.**
A motion was made, seconded and unanimously carried to approve Proposal #8786 subject to Holmes submitted a revised approval to include removal of the 3 trees discussed on the walk around at a reduced rate.

X. NEW BUSINESS

A. Approval of Clear Expectations Proposal #1874 to remove and replace poured in place coping stones for the pool and spa, for a cost of \$7,420.00.

A motion was made, seconded and unanimously carried to deny approval of proposal #1874. Per the Board's request, Management will inquire if the 2 small cracks near the pool and spa can be filled with something.

B. Confirming Approval for Graeber Construction to properly repair and install a new waterproof membrane on the deck of 1943 Azure Way, for a cost of \$3,200.00.

A motion was made, seconded and unanimously carried to confirm approval for Graeber Construction to properly repair and install a new waterproof membrane on the deck of 1943 Azure Way, for a cost of \$3,200.00.

C. Approval of Holmes Landscape Proposal #8905 to remove Carrotwood tree on the side of 1942 Skyknoll Way, for a cost of \$415.00, including stump grinding.

A motion was made, seconded and unanimously carried to approve Holmes Landscape Proposal #8905 to remove Carrotwood tree on the side of 1942 Skyknoll Way, for a cost of \$415.00, including stump grinding. This is one of the trees which Holmes will offer a discounted rate for doing 3 trees at one time.

D. Approval of Lloyd Pest Control Proposal to add additional bait stations in Condo area to help control heavy rodent traffic.

A motion was made, seconded and unanimously carried to approve the Lloyd Pest Control Proposal to add 32 additional bait stations (2 per building), using used stations if possible, as well as two additional stations inside the pool area with monthly maintenance for 6 months to start with.

E. Newsletter Articles

Per the Board's request the following articles will be included in the newsletter: Smoking courtesy, Towing and Parking reminder, Fire Lane parking, Pool Hours, Reminder that modifications to your decks (tile, etc.) required prior Board approval via an Architectural Request form, Not all chimneys have caps and the Board is exploring the cost and there will be more info to come, 2015 turf removal project completed and the Board will keep an eye on the rebate program for 2016.

F. Homeowner Correspondence

1. Lot #0057 – Misc. Suggestions

Per the Board's request, Management will send the owner a response letter inviting the owner to attend meetings as well as the Annual Meeting to meet the candidates. The Board is always looking for owners who want to be involved advising the association has a website where minutes and such are posted, owners are welcome to attend the monthly meetings and the Board are volunteers.

2. Lot #0117 – Rats and Pool Area Bird of Paradise Removal

The Board agreed to installing additional bait stations in the condo and pool areas and the Bird of Paradise will be looked at during the next walk around.

X. NEW BUSINESS (Contd)

3. Lot #0108 – Balcony Repair and Maintenance Responsibility

Per the Board's request, Management will send the owner a response email advising the owner an article will be included in the newsletter reminding owners that any exterior modifications require prior Board approval and when an owner modifies their deck/balcony it then becomes their responsibility to maintain. The association just completed deck inspections and will continue to do so on a regular basis. As far as owners being responsible for a portion of deck repairs, this would require amending the governing documents as currently the CC&Rs state the association is responsible for deck/balcony repairs.

4. Lot #0156 – Letter concerning neighbors

This is a neighbor to neighbor issue that must be resolved amongst neighbors. No action necessary.

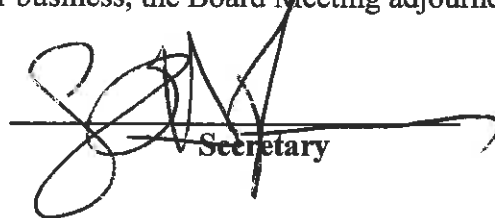
XI. ANNOUNCEMENTS

- A. An Executive Session will be held prior to today's meeting for a member violation hearing.
- B. The next meeting will be the reconvened Annual Meeting scheduled to be held July 23, 2015 at 5:30 p.m. at the Pool Area.

XII. ADJOURNMENT

- A. There being no further business, the Board Meeting adjourned at 7:00 p.m.

Approved:


Secretary