

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

July 28, 2016

I. OPEN FORUM

The July 28, 2016 Vida Pacifica Community Association Homeowner Forum began at 6:16 p.m.

Owners Maxine Stevens and her daughter, Ryan Hoberg and Gail Reich were present with no comments.

II. CALL TO ORDER

The July 28, 2016 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Kelly Graeber at 6:16 p.m.

IV. ROLL CALL

Officers Present

President	Kelly Graeber
Vice President	Scott Raider
Secretary	Erin Bishop
Director	Sebastien Page

Officers Absent

Treasurer	Christina Simokat
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Also in attendance was Managing Agent, Annette Imoto of CHAMPS, a Division of AAM, LLC and owners Maxine Stevens and her daughter, Ryan Hoberg and Gail Reich.

V. MINUTES

A. Approval of the Board of Directors Meeting Minutes of May 26, 2016, prepared by CHAMPS/AAM,LLC.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of May 26, 2016, prepared by CHAMPS/AAM, LLC, as submitted.

VI. FINANCIAL REPORT

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

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

B. Approval of Financial Statements and Bank Reconciliations for the period ending June 30, 2016, prepared by CHAMPS/AAM,LLC, subject to year-end review.

A motion was made, seconded and unanimously carried to approve the June 30, 2016 financials and bank reconciliations, subject to year-end review.

C. Delinquency Report & Attorney Status Report

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

VII. MANAGEMENT REPORT

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

VIII. UNFINISHED BUSINESS

A. Consideration of Rules Amendment for Solar and Satellite Dishes for Distribution to the Membership for 30 Day Comment Period.

A motion was made, seconded and unanimously carried to approve the proposed Rules Amendment for Solar and Satellite Dishes for Distribution to the Membership for 30 Day Comment Period.

B. Approval of proposal submitted by _____ for landscape architectural services for the installation of reclaimed water, for a cost of \$_____, to be expensed to Reserves.

A motion was made, seconded and unanimously carried to table this item pending Management inviting the two architects to the August Board meeting for questions and answers.

IX. NEW BUSINESS

A. Approval of Quality Lock & Safe proposal to replace pool area lock system with new gate boxes and locks, for a cost of \$7,154.00, to be expensed from Reserves.

A motion was made, seconded and unanimously carried to table this item pending Management obtaining another bid for a different system.

B. Approval of on-call Security Patrol service by _____, for a cost of \$_____, per call.

A motion was made, seconded and unanimously carried to approve on-call Security Patrol service by North Coast Patrol, for a cost of \$25 per response.

C. Approval of \$13 increase in the Lloyd Pest Control monthly service contract.

A motion was made, seconded and unanimously carried to approve the \$13 increase in the Lloyd Pest Control monthly service contract.

D. Approval of proposal submitted by Michael J. Ferrara to prepare a Reserve Study Update (Condos, Patio Homes and Common Area), for a cost of approximately \$1,440, in preparation of the 2017 budget process.

A motion was made, seconded and unanimously carried to approve the proposals submitted by Michael J. Ferrara to prepare a Reserve Study Update (Condos, Patio Homes and Common Area), for a cost of approximately \$1,440, in preparation of the 2017 budget process.

E. Review of Cardiff Roofing Condo roof inspection report.

The report was reviewed.

1. Approval of Cardiff Roofing proposal to complete maintenance on the garage roofs, for a cost of \$8K, to be expensed from Reserves.

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

2. Approval of Cardiff Roofing proposal to complete maintenance on the Condo roofs, for a cost of \$14,400, to be expensed from Reserves.

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

3. Discussion of email correspondence with regard to roof algae at 1911 Azure.

This item was discussed during the walk around.

IX. NEW BUSINESS (Cont'd)

F. August Newsletter Articles & Homeowner Correspondence

The following items will be included in the next newsletter: Proposed Rule Change Concerning Solar, Don't Jump Fences, Pest Control is Completed by Lloyds, Reclaimed Water Update, Dogs Must Be On a Leash and Please Clean Up After Your Dog, Tree Trimming Will Be Completed In a Couple of Months and a Notice Will Be Posted With Regard To Trees Being Removed, Don't Hang Hammocks in The Trees or Put Nails in the Trees, Don't Leave Trash at the Pool and Kids Must be Under Adult Supervision, Put the Spa Cover On When Finished.

1. Confirming approval of 1925 Circle Park Lane's Architectural Request to install drought tolerant landscaping.

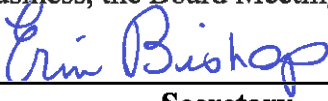
A motion was made, seconded and unanimously carried to confirm approval of 1925 Circle Park Lane's Architectural Request to install drought tolerant landscaping.

X. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on Thursday, August 25, 2016, at 5:30 p.m. at the pool area.

XI. ADJOURNMENT

- A. There being no further business, the Board Meeting adjourned at 6:55 p.m.

Approved: 
Secretary