

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

August 27, 2015

5:30 p.m.

I. CALL TO ORDER

The August 27, 2015 Vida Pacifica Community Association Homeowner Forum began at 5:13 p.m.

II. OPEN FORUM

The owners of 1912 Country Grove Lane and 1943 Country Grove Lane were present.

The owner of 1912 Country Grove Lane thanked the Board for considering taking out the Podocarpus near her unit and that the Board does a great job. The Board responded the Podocarpus will be removed and it was discussed with the landscapers at today's walk around. Christine further mentioned she loves dogs and owns one but the tenant in 1920 has adopted a dog that he does not always keep on a leash when outside. Recently, the dog came out of his garage and it took a neighbor's help to get the dog away from her. Also, people are seen coming and going from the unit and appear to be working for him. She stated that on Monday of this week a lady was walking the dog and allowed it to come to her window and it was growling. The lady apologized. She went on to say that today another woman was walking the dog and the dog came up to her window on a long leash. She stated the dog is a Pit Bull and is very strong. Christine went on to say this is an awareness issue and she has a fear of that gentleman and would like for him to leave. Kelly Graeber stated that from his perspective Joel has tuned it down. Management advised the owner that while the Board can deal with some aspects, it's recommended the owner contact Animal Control every time the dog is seen off leash.

III. CALL TO ORDER

The August 27, 2015 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Erin Bishop at 5:30 p.m.

IV. ROLL CALL

Officers Present

President	Erin Bishop
Treasurer	Ruth Johnson
Director	Sebastien Page

Officers Absent

Vice President	Ryan Hoberg
Secretary	Scott Raider

Also in attendance were owners Kelly Graeber, Christine Holt, Tiffany & Christian Thomas and Managing Agent, Annette Imoto of CHAMPS, a Division of AAM, LLC.

V. MINUTES

A. Approval of the Board of Directors Meeting Minutes of July 23, 2015, prepared by *CHAMPS/AAM,LLC*.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of July 23, 2015, prepared by *CHAMPS/AAM, LLC*, as submitted.

V. MINUTES (Cont'd)

- B. Review and Filing of the July 23, 2015 Reconvened Annual Meeting Minutes.**
The minutes were reviewed with no changes.

- C. Approval of the Board of Directors Organizational Meeting Minutes of July 23, 2015, prepared by CHAMPS/AAM, LLC.**
A motion was made, seconded and unanimously carried to approve the Board of Directors Organizational Meeting Minutes of July 23, 2015, prepared by *CHAMPS/AAM, LLC*, as submitted.

VI. FINANCIAL REPORT

- A. Approval of Financial Statements and Bank Reconciliations for the period ending July 31, 2015, prepared by CHAMPS/AAM,LLC, subject to year-end review.**
A motion was made, seconded and unanimously carried to approve the July 31, 2015 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 as presented.
- C. Delinquency Report & Attorney Status Report**
- 1. Approval to send Lot #0129 to Collection Attorney for issuance of “pay or lien” letter and to lien if not paid within thirty (30) days.**
A motion was made, seconded and unanimously carried to approve sending Lot #0129 to the Collection Attorney for issuance of “pay or lien” letter and to lien if not paid within thirty (30) days.
- D. Approval of Late Fee Waiver Request – Lot #0063**
A motion was made, seconded and unanimously carried to approve Lot #0063’s request for a late fee waiver.

VII. COMMITTEE REPORTS

- A. Architectural Committee**
- 1. Approval of Architectural Request submitted by 1993 Country Grove Lane for the modification of existing kitchen window.**
A motion was made, seconded and unanimously carried to approve the Architectural Request submitted by 1993 Country Grove Lane for the modification of existing kitchen window.
- 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 - None

X. NEW BUSINESS

A. Approval of Clear Expectations Proposal #16115 to purchase and install a 16x9 thermal spa cover to replace the missing cover, for a cost of \$495.00.

A motion was made, seconded and unanimously carried to approve Clear Expectations' Proposal #16115 to purchase and install a 16x9 thermal spa cover to replace the missing cover, for a cost of \$495.00.

B. Approval of Holmes Proposals as follows:

1. Proposal #9122 – Remove turf between 1958 and 1951 Country Grove and install mulch on each side of the sidewalk, for a cost of \$500.70.

A motion was made, seconded and unanimously carried to approve Holmes Proposal #9122 for turf removal between 1958 and 1951 Country Grove and install mulch on each side of the sidewalk, for a cost of \$500.70, with the understanding the work has already been completed.

2. Proposal #9150 – Removal of declining Pine tree on the slope adjacent to 1935 Country Grove Lane, for a cost of \$560.00.

A motion was made, seconded and unanimously carried to approve Holmes Proposal #9150 for removal of the declining Pine tree on the slope adjacent to 1935 Country Grove Lane, for a cost of \$560.00.

3. Proposal #9162 – Installation of (8) 5 gallon Raphiolepis on Mountain Vista, Escallonia removal and installation of (3) 5 gallon Xylosma (per 7/23 walk), for a cost of \$415.68.

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

4. Proposal #9154 – Removal of Podocarpus and Nandina at 1912 Country Grove (per 7/23 walk), for a cost of \$480.00.

A motion was made, seconded and unanimously carried to deny approval of Proposal #9154.

5. Proposal #9232 – Installation of (1) 24” box Crape Myrtle to replace vandalized tree, for a cost of \$364.58.

A motion was made, seconded and unanimously carried to deny approval of Proposal #9232.

C. Approval of Proposal submitted by Just-Star Construction for concrete walkway installation at Village Parkway, for a cost of \$2,096.00.

A motion was made, seconded and unanimously carried to approve the proposal submitted by Just-Star Construction for concrete walkway installation at Village Parkway, for a cost of \$2,096.00.

D. Approval of Proposal submitted by Graeber Construction, for necessary repairs to 1993 Country Grove, for a cost of \$2,375.00.

A motion was made, seconded and unanimously carried to approve the proposal submitted by Graeber Construction for necessary repairs to 1993 Country Grove, for a cost of \$2,375.00.

E. Homeowner Correspondence

1. Lot #0057 – Water Shortage

An article will be included in the next newsletter.

X. NEW BUSINESS (Cont'd)

- 2. Lot #0044 – Deposit for Use of Pool for Parties**
No action at this time.

F. Newsletter Articles

It was agreed the following articles should be included in the next newsletter: Spa cover stolen and cost to replace was \$495, Reclaimed water project update, Turf removal update, Don't climb on trees, Be considerate if a smoker.

X1. ANNOUNCEMENTS

- A.** The next meeting is scheduled to be held on September 24, 2015 at 5:30 p.m. at the Pool Area.

XII. ADJOURNMENT

- A.** There being no further business, the Board Meeting adjourned at 6:20 p.m.

Approved: _____


Secretary