

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

September 29, 2015

5:30 p.m.

I. CALL TO ORDER

The September 29, 2015 Vida Pacifica Community Association Homeowner Forum began at 5:38 p.m.

II. OPEN FORUM

Owner Kelly Graeber was present with no comments.

III. CALL TO ORDER

The September 29, 2015 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
Secretary	Scott Raider
Director	Sebastien Page

Officers Absent

Treasurer	Ruth Johnson
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Also in attendance was owner Kelly Graeber and Managing Agent, Annette Imoto of CHAMPS, a Division of AAM, LLC.

V. MINUTES

A. Approval of the Board of Directors Meeting Minutes of August 27, 2015, prepared by *CHAMPS/AAM, LLC*.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of August 27, 2015, prepared by *CHAMPS/AAM, LLC*, as submitted.

VI. FINANCIAL REPORT

A. Approval of Financial Statements and Bank Reconciliations for the period ending August 31, 2015, prepared by *CHAMPS/AAM, LLC*, subject to year-end review.

A motion was made, seconded and unanimously carried to approve the August 31, 2015 financials and bank reconciliations, subject to year-end review.

B. Delinquency Report & Attorney Status Report

1. Approval to send Lot #'s 0118 and 0126 to Collection Attorney for issuance of "pay or lien" letter and to lien if not paid within thirty (30) days.

Management reported both owners had made payments since the Board packet was prepared. A motion was made, seconded and unanimously carried to deny sending these owners to collection at this time.

VII. COMMITTEE REPORTS

A. Architectural Committee

1. **Approval of Architectural Request submitted by 1993 Country Grove Lane for the installation of A/C on the patio.**

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

2. **Approval of Architectural Request submitted by 1945 Skyknoll Way for the Installation of a screen door.**

A motion was made, seconded and unanimously carried to approve the request, subject to the door being white in color as requested.

B. Landscape

It was reported the Giant Bird of Paradise in the pool area were supposed to be thinned and the work has not been completed. It was further reported the slope area across from the pool on the other side of Clear Valley has irrigation run-off. Management will inquire with Holmes how long these sprinklers are running and also if the run time can be reduced with the understanding the Red Apple may turn a bit yellow. Management will also advise Holmes to thin the Giant Bird of Paradise in the pool area.

1. **Discuss Landscape Contract**

The Board discussed the current landscape maintenance contract and agreed Management will stay on top of Holmes to get projects completed in a more timely manner and reassess progress after sixty (60) days.

VIII. MANAGEMENT REPORT

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

It was reported the light in the men's room is staying on and the timer may be stuck. Management will issue a work order to Holmes to check the timers in the men's and women's restrooms and make necessary repairs.

IX. UNFINISHED BUSINESS

A. **Approval of Holmes Proposal #9162 – Installation of Rhapsodis in bare areas at Mountain Vista, for a cost of \$415.68.**

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

X. NEW BUSINESS

A. **Approval of Holmes Proposal #9291 – Install 1 yard of ¾” utility rock around drain caps in mulch, for a cost of \$385.02.**

A motion was made, seconded and unanimously carried to approve Holmes Proposal #9291 – Install 1 yard of ¾” utility rock around drain caps in mulch, for a cost of \$385.02.

X. NEW BUSINESS (Cont'd)

B. Approval of Holmes Proposal #9288 – Replacement of irrigation controller on Azure, for a cost of \$1,079.42, to be expensed to Reserves.

Management reported the existing controller is working at this time and therefore it's recommended to hold off at this time. A motion was made, seconded and unanimously carried to table this item.

C. Discuss Chimney Caps Estimate

Per the Board's request, Management will obtain 2 additional bids for review by the Board.

D. Homeowner Correspondence

1. Lot #0121 Response Email

The Board reviewed the email and agreed the issue seems to be resolved at this time and therefore no further action is needed at this time.

E. A motion was made, seconded and unanimously carried to add Approval of the Reserve Studies prepared by Barrera and Company to today's agenda so the Draft Budget can be prepared and reviewed during the October Board meeting.

The Reserve Studies were reviewed and a motion was made, seconded and unanimously carried to approve the Reserve Studies as submitted.

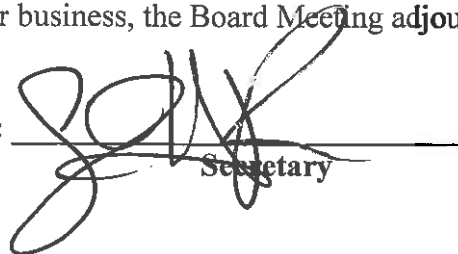
XI. ANNOUNCEMENTS

A. The next meeting is scheduled to be held on October 22, 2015 at 5:30 p.m. at the Pool Area.

XII. ADJOURNMENT

A. There being no further business, the Board Meeting adjourned at 6:45 p.m.

Approved: _____



Secretary