

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

October 23, 2014

5:30 p.m.

I. CALL TO ORDER

The October 23, 2014 Vida Pacifica Community Association Homeowner Forum began at 5:23 p.m. at the pool area.

II. OPEN FORUM

The owners of 1911 and 1951 Azure Way were present.

The owner of 1951 Azure stated she would be interested in the turf conversion taking place in the front and side of her unit. The Board responded Holmes Landscape is putting together a list of addresses and the square footage etc. and will be reviewed by the Board for the next step.

The owner of 1911 Azure asked if her front entry posts would be replaced and Management responded the approval has been sent to the contractor and are now waiting for his deposit check to be cut.

III. CALL TO ORDER

The October 23, 2014 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
Secretary	Scott Raider

Officers Absent

Vice President	Ryan Hoberg
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 September 25, 2014, prepared by *CHAMPS*.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of September 25, 2014, prepared by *CHAMPS*, as submitted.

VI. FINANCIAL REPORT

A. Approval of Financial Statements and Bank Reconciliations for the period ending September 30, 2014, prepared by *CHAMPS*, subject to year-end review.

A motion was made, seconded and unanimously carried to approve the September 30, 2014 financials 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.

B. **Landscape**

Holmes Landscape is compiling a list of addresses and square footage for the turf conversion so the Board can determine how much they want to do at one time as the rebate is only good once per fiscal year.

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 Holmes Landscape Proposal #7463 for turf and shrub removal and planting along the sidewalk between 1959-1971 Azure Way, for a cost of \$1,210.12.**

A motion was made, seconded and unanimously carried to table this item pending the turf conversion project.

B. **Approval of Holmes Landscape Proposal #8011 for removal of the front planter landscape and replanting and mulching the area at 1910, 1918 and 1970 Azure Lane, for a cost of \$2,355.14.**

A motion was made, seconded and unanimously carried to table this item pending the turf conversion project.

C. **Approval of Holmes Landscape Proposal #8012 for turf removal from two islands in the parking lot on Country Grove Lane and replanting the area, for a cost of \$2,518.82.**

A motion was made, seconded and unanimously carried to table this item pending the turf conversion project.

D. **Approval of Holmes Landscape Proposal #8020 for the Annual Tree Trimming and/or Removals, for a cost of \$6,316.50.**

A motion was made, seconded and unanimously carried to approve the Holmes Landscape Proposal #8020 for the Annual Tree Trimming and/or Removals, for a cost of \$6,316.50 plus an additional \$825 for removal rather than trimming for two of the trees listed.

E. **Approval of Proposed 2015 Budget for finalization and distribution to the Membership**

The Board discussed increased Operating and Reserve Expenses. A motion was made, seconded and unanimously carried to approve the Proposed 2015 Budget increasing Condo Assessments by \$15 and Patio Assessments by \$7.

X. NEW BUSINESS (Cont'd)

F. Homeowner Correspondence

1. Email from 1982 Azure concerning common area irrigation run-off.

The areas were looked at during the monthly walk around and the supervisor of Holmes Landscape confirmed the irrigation is running the minimal amount and will be reduced again in November. Furthermore, run-off in some areas is inevitable due to the slope of the landscape, etc. The landscapers are making every effort to keep irrigation down.


XI. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on Thursday, November 20th due to the Thanksgiving Holiday. The meeting location is to be determined.

XII. ADJOURNMENT

- A. There being no further business, the Board Meeting adjourned at 6:09 p.m.

Approved: _____



Secretary