

BOARD OF DIRECTORS MEETING MINUTES

February 23, 2012

6:00 p.m.

I. CALL TO ORDER

The February 23, 2012 Vida Pacifica Community Association Homeowner Forum was called to order by President, Robert Genat at 6:17 p.m. at the *CHAMPS* Office in Carlsbad, CA.

Larry Holmes & Pepe Sanchez from Holmes Landscape were present. Larry said they wanted to stop by and thank the Board and community for their business and present them with a Western Garden Book.

The Board asked about ideas for the corner of Gardendale and Mountain Vista and the Corner of Village Park and Clearwater. The board agreed they would like to make these areas more appealing and formal looking. Robert Genat suggested that Larry look at the monument area of Seagate. Larry Holmes agreed to meet with the Board during the March landscape walk around and bring some pictures and ideas for these two areas of the community.

II. OPEN FORUM

No owners were present.

III. CALL TO ORDER

The February 23, 2012 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Robert Genat at 6:17 p.m.

IV. ROLL CALL

Officers Present

President	Robert Genat
Secretary/Treasurer	Howard Foxman
Director	Scott Raider
Director	Kelly Graeber

Absent: Vice President, Sebastien Page

Also in attendance was Managing Agent, Connie Nakaji of CHAMPS/The Kelly Group.

V. MINUTES

A. **Approval of the Board of Directors Meeting Minutes of January 26, 2012, prepared by *CHAMPS*.**

A motion was made, seconded and carried to approve the Minutes of the January 26, 2012, Board of Directors Meeting, prepared by *CHAMPS*, as submitted.

VI. FINANCIAL REPORT

A. Approval of Financial Statements and Bank Reconciliations for the period ending January 31, 2012, prepared by CHAMPS, subject to year-end review.

A motion was made, seconded and carried to approve the January 31, 2012 financials subject to year-end review.

B. Delinquency Report & Attorney Status Report

The Board reviewed the delinquent accounts status.

C. Resolution to Take Action to Record Lien for APN 257-321-51-31

A motion was made, seconded and carried to approve the Resolution to Take Action to Record Lien for APN 257-321-51-31.

VII. COMMITTEE REPORTS

A. Architectural Committee

1. Per the Board's request, Management will obtain a price to repair the stucco on the chimney where rebar is showing at 1918 Azure Way.

B. Landscape

No report.

VIII. MANAGEMENT REPORT

Connie Nakaji gave the Management report and a copy was included in the meeting packet.

IX. UNFINISHED BUSINESS

None

X. NEW BUSINESS

A. Pool Heater

It was agreed the pool heater would be turned on April 1st.

B. Insurance Renewal

A motion was made, seconded and carried to approve the Insurance Renewal Proposal submitted by LaBarre/Oksnee in the amount of \$18,580 and \$606 for Workers Comp.

C. Holmes Proposal

1. #5216 Tree Removal

A motion was made, seconded and carried to approve Holmes Proposal #5216 for a tree removal in the amount of \$640.00.

2. #5163 Bare Area of Slopes

It was agreed to postpone approval of this proposal until after the walk around.

X. NEW BUSINESS (Contd)

D. Homeowner Correspondence

1. **Roof Leaks**
The roof leaks reported by two owners have been addressed.
2. **Satellite Dish Mount Unit 098**
The owner communicated he had removed the dish mount.
3. **Pool Keys**
4. **Fine Reversal Request - Unit 142**
The Board reviewed and discussed this request and agreed to deny removal of the fine at this time. Per the Board's request, Management will respond to the email request for a fine reduction or reversal advising them they Board has denied the request.
5. **Chimney Stucco 1918 Azure Way**
Management will get a bid to have the stucco on the chimney repaired.

XI. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on Thursday, March 22, 2012 at the San Diego Credit Union Conference Room at 6:00 p.m.

XII. ADJOURNMENT

There being no further business, the Board Meeting adjourned at 7:05 p.m.

Approved: _____
Secretary