

Welcome to the *Vida Pacifica* Board of Directors Meeting. The OPEN FORUM will begin promptly at 5:30 p.m. and continue for a maximum of 30 minutes or less. The regular meeting will follow. Items for consideration of being placed on the Agenda must be submitted to CHAMPS at least ten days prior to the meeting. The Chair (President) is charged with establishing the Agenda and reserves the right to approve items for the Agenda.

COMMENTS AND QUESTIONS ARE INVITED DURING THE OPEN FORUM

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# *Vida Pacifica Community Association*

Board of Directors Meeting

September 22, 2016

Location: Pool Area

5:30 P.M.

## AGENDA

- I. CALL TO ORDER President Graeber
- II. HOMEOWNERS' OPEN FORUM
- III. ROLL CALL & CALL TO ORDER
- IV. APPROVAL OF MINUTES
  - A. Approval of the Board of Directors Meeting Minutes of August 25, 2016, prepared by CHAMPS.  
*XXX Board Action Required - Approval of the meeting minutes.* Pages 1 – 3
- V. FINANCIAL REPORT
  - A. Approval of Financial Statements and Bank Reconciliations for the period ending August 31, 2016, prepared by CHAMPS, subject to year-end review.  
*XXX Board Action Required - Approval of the August, 2016 financials.* Pages 4 - 56
  - B. Delinquency Report & Attorney Status Report Pages 57 – 59a,b,c
- VI. MANAGEMENT REPORT Pages 60 – 61
- VII. UNFINISHED BUSINESS
  - A. Approval of Proposal submitted by \_\_\_\_\_ to replace pool area lock system on gates and restrooms, for a cost of \$ \_\_\_\_\_, to be expensed to Reserves.  
*XXX Board Action Required* Pages 62 – 67
  - B. Approval of proposal submitted by \_\_\_\_\_ to complete maintenance on the garage roofs, for a cost of \$ \_\_\_\_\_, to be expenses from Reserves.  
*XXX Board Action Required* Pages 68 - 72
  - C. Approval of proposal submitted by \_\_\_\_\_ to complete maintenance on the Condo roofs, for a cost of \$ \_\_\_\_\_, to be expenses from Reserves.  
*XXX Board Action Required* Pages 69 - 72

**VII. UNFINISHED BUSINESS (Cont'd)**

- D. Review and approval of Urbach Roofing recommendations and proposal to clean and repair 1911 Azure Way's roof.**  
*XXX Board Action Required* **Pages 73 – 78**

**VIII. NEW BUSINESS**

- A. Approval of proposal submitted by Michael J. Ferrara for preparation of the annual financial review and tax preparation for the year ending December 31, 2016, for a cost of \$2,670.00.**  
*XXX Board Action Required* **Pages 79 – 81**
- B. Approval of DRAFT Reserve Studies (Common, Patio, Condos) prepared by Michael J. Ferrara.**  
*XXX Board Action Required* **Pages 82 – 120**
- C. Review of owner comments and formal approval of addition to Architectural Guidelines concerning solar heating.**  
*XXX Board Action Required* **Pages 121 – 122**

**IX. ANNOUNCEMENTS**

- A. The next meeting is scheduled to be held on Thursday, October 27, 2016, at 5:30 p.m. at the pool area.**

**X. ADJOURNMENT**