

## BOARD OF DIRECTORS MEETING MINUTES

May 24, 2012

6:00 p.m.

### I. CALL TO ORDER

The May 24, 2012 Vida Pacifica Community Association Homeowner Forum was called to order by President, Robert Genat at 6:02 p.m. at the San Diego Credit Union, in Encinitas, CA.

### II. OPEN FORUM

Elaine U. of 1959 Azure was present and reported receiving a letter about the table she has sitting behind the short wall on the side of her unit and wanted to know what is allowed behind the short wall, is patio furniture allowed. She just purchased and placed a porch swing and placed it in this area and wanted to be sure she is allowed to place the patio swing in the area. Robert Genat advised the owner patio furniture is allowed. The owner also asked why the curbs are not painted red in the community. Robert Genat explained the costs and aesthetics as the paint gets wet from sprinklers and rain it tends to peel away from the curb and looks bad. There are signs at each entry explaining all areas are fire lanes and to park in guest parking. The owner suggested rather than sending courtesy notices the person should visit the owner and discuss the matter. Robert explained some times this is possible and some times the resident becomes hostile. Robert explained if he knows the person he will attempt to speak to them but if he is unsure how the resident will react then the Board will have the management company send a courtesy notice.

### III. CALL TO ORDER

The May 24, 2012 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Robert Genat at 6:30 p.m.

### IV. ROLL CALL

#### Officers Present

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

#### Officers Absent


None

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 April 26, 2012, prepared by CHAMPS.

A motion was made, seconded and carried to approve the Minutes of the April 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 April 30, 2012, prepared by CHAMPS, subject to year-end review.**

A motion was made, seconded and carried to approve the April 30, 2012 financials subject to year-end review.

**B. Delinquency Report & Attorney Status Report**

The Board reviewed the delinquent accounts status.

## VII. COMMITTEE REPORTS

**A. Architectural Committee**

1. 1919 Skyknoll Way - The satellite dish request was approved.

**B. Landscape**

Nothing to 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. Front Door Threshold Stucco Repairs**

It was agreed a list would be compiled during the next walk around and then the list would be provided to Dynamix.

**B. Annual Meeting**

Robert Genat will prepare a list of accomplishments for the year and management will bring the year end financial information to report.

**C. Owner Correspondence**

1919 Skyknoll - dog barking complaint. The Board agreed a letter should be sent to the owner of the unit about the barking.

The Board reviewed the email message from Don and Jan Callahan and formulated a response. Management will forward the comments to the Callahans.

Robert Genat discussed letters that go to owners and maybe have an A & B version with the first letter being less harsh. Howard suggested a Board member approach the person first then send a letter. Management will draft an A version of the courtesy notice.

**XI. ANNOUNCEMENTS**

- A. The next meeting is the Annual Meeting scheduled to be held on Thursday, June 28, 2012, at the Pool area at 6:00 p.m.

**XII. ADJOURNMENT**

There being no further business, the Board Meeting adjourned at 7:40 p.m.

Approved: \_\_\_\_\_  
Secretary

