

**BOARD OF DIRECTORS MEETING MINUTES**  
**October 25, 2012**  
**6:00 p.m.**

**I. CALL TO ORDER**

The October 25, 2012 Vida Pacifica Community Association Homeowner Forum was called to order by President, Scott Raider at 6:04 p.m. at the Pool Area.

**II. OPEN FORUM** - No owners/residents were present.

**III. CALL TO ORDER**

The October 25, 2012 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Scott Raider at 6:04 p.m.

**IV. ROLL CALL**

**Officers Present**

President	Scott Raider
Vice President	Erin Bishop
Secretary	Sebastien Page
Director	Ann Jordan

**Officers Absent**

Treasurer, Ryan Hoberg

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 September 27, 2012, prepared by CHAMPS.**

A motion was made, seconded and carried to approve the Minutes of the September 27, 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 September 30, 2012, prepared by CHAMPS, subject to year-end review.**

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

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

The Board reviewed the delinquent accounts status and no action is required at this time.

**C. Morgan Stanley Reserve Investment Recommendations**

A motion was made, seconded and carried to approve the Morgan Stanley Reserve Investment Recommendations.

**D. A motion was made, seconded and carried to approve transferring \$25K to reserves.**

## VII. COMMITTEE REPORTS

### A. Architectural Committee

#### 1. 1908 Circle Park - Addition of Sun Room

Per the Board's request, Management will forward the request to Kelly Graeber for his review and recommendations.

### 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

### A. Approval of the 2012 Reserve Study prepared by Barrera & Co. with changes, if any.

A motion was made, seconded and carried to approve the 2012 Reserve Study prepared by Barrera & Co.

## X. NEW BUSINESS

### A. Approval of the 2013 Fiscal Year Draft Budget

A motion was made, seconded and carried to approve the 2013 Fiscal Year Draft Budget, with no increase for Patio Homes and increasing Condos to \$307 per unit/per month. **3 Yes Votes and 1 No Vote.**

### B. Holmes Landscape Tree Trimming Proposal 5818

A motion was made, seconded and carried to approve the Holmes Landscape Tree Trimming Proposal 5818, not to exceed \$5,100 Day Rate and Pepper tree that is dead. If Holmes is unable to trim all the trees on priority A list, please identify which trees will not be trimmed.

### C. Management agreed to call the trash company to determine if there is any savings if smaller trash cans are used.

## XI. ANNOUNCEMENTS

### A. The next meeting is to be re-scheduled due to Thanksgiving. A combined November/December meeting will be scheduled on a date and location to be determined.

## XII. ADJOURNMENT

There being no further business, the Board Meeting adjourned at 7:30 p.m.

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

Secretary

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