

Welcome to the *Vida Pacifica* Board of Directors Meeting. The OPEN FORUM will begin promptly at 6:00 p.m. and continue for a maximum of 30 minutes or less. The regular meeting will follow. Items for the consideration of being placed on the Agenda must be submitted to CHAMPS/The Kelly Group 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

Vida Pacifica Community Association

Board of Directors Meeting

January 23, 2014

Location: 1911 Skyknoll Way

6:00 P.M.

AGENDA

- I. CALL TO ORDER President Raider

- II. HOMEOWNER'S OPEN FORUM

- III. ROLL CALL & CALL TO ORDER

- IV. APPROVAL OF MINUTES
 - A. Approval of the Board of Directors Meeting Minutes of December 4, 2013, prepared by *CHAMPS*.
XXX Action Required - Approval of the meeting minutes. Pages 1 - 4

- V. FINANCIAL REPORT
 - A. Approval of Financial Statements and Bank Reconciliations for the period ending November 30, 2013, prepared by *CHAMPS*, subject to year-end review.
XXX Action Required - Approval of the November, 2013 financials. Pages 5 - 54

 - B. Approval of Financial Statements and Bank Reconciliations for the period ending December 31, 2013, prepared by *CHAMPS*, subject to year-end review.
XXX Action Required - Approval of the December, 2013 financials. Pages 55 - 118

V. FINANCIAL REPORT (Contd)

- C. Delinquency Report & Attorney Status Report** **Pages 120 - 128**
1. **Approval to send Unit #126 to the collection attorney for issuance of a "Pay or Lien" letter and to lien if not paid within 30 days of date of letter.**
XXX Action Required **Page 129**
 2. **Approval to waive \$90.60 in outstanding late fees for Account #135.**
XXX Action Required **Pages 130 - 132**

VI. COMMITTEE REPORTS

- A. Architecture**
1. **1908 Circle Park - Landscape Status Report**
- B. Landscape**

VII. MANAGEMENT REPORT **Pages 133 - 135**

VIII. UNFINISHED BUSINESS

- A. Amended Revised Collection Policy - Membership Comments**
- B. Approval of bid from _____ to replace pool area chaise lounges at a cost of \$_____.**
XXX Action Required **Will be hand carried**
- C. Circle Park Fencing Ballots**
- D. Garage Roofing**
1. **Approval of bid from _____ to complete a garage roof evaluation and report for a cost of \$_____; expense to be charged to Condominium Reserves (Account #22485-01).**
XXX Action Required **Pages 138 - 149**
 2. **Approval of bid from Cardiff By The Sea Roofing to complete repairs on the garage flat roofing for 1945 Skyknoll Way for a cost of \$2,340; expense to be charged to Condominium Reserves (Account #22485-01).**
XXX Action Required **Page 151**
- E. Approval of bid from Trellis Kings to repair termite damage to 1945 Skyknoll Way, per the termite inspection report, for a cost of \$3,531; expense to be charged to Condominium Reserves (Account #22485-01).**
XXX Action Required **Page 150**

IX. NEW BUSINESS

- A. Approval of proposal from JB Bostick to make necessary repairs and address the drainage issue between 1903 & 1907, 1907 & 1911 and 1915 & 1918 Country Grove Lane as noted during the November walk around and for a cost of \$1,750.00; expense to be charged to Condominium Reserves (Account #22485-01).
XXX Action Required Pages 152 - 153**
- B. Approval to purchase a combination lockbox for the pool gate for use by vendors, etc.
*XXX Action Required***
- C. Approval of bid from Clear Expectations to make necessary repairs to the pool and/or spa for a cost of \$_____ ; expense to be charged to Account GL#_____.
*XXX Action Required***
- D. Approval of bid from _____ to replace light fixture in the men's restroom for a cost of \$_____.
XXX Action Required Will be hand carried**
- E. Homeowner Correspondence**
- 1. Written Complaint Concerning Lot #097 Pages 159 - 165**
 - 2. Response to Courtesy Notice - Lot #143 Page 169**
 - 3. Email from Lot #096 - Pool Contractor and Heating Pages 170 - 171**
 - 4. Email from Lot #114 - Landscape, Pests and Drainage Pages 172 - 174**
 - 5. Email from Lot #158 - Requesting Pet Waste Stations be Installed Pages 175 - 177**
- F. Approval of the request from the owner of Lot #096 to split the cost of Albert The Plumber's Invoice.
XXX Action Required Pages 242 - 248**

X. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on February 27, 2014 at 6:00 p.m. at _____.**

XI. ADJOURNMENT