

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

Vida Pacifica Community Association

Board of Directors Meeting

August 25, 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 July 28, 2016, prepared by CHAMPS.
XXX Board Action Required - Approval of the meeting minutes. Pages 1 – 3
 - B. Review and Filing of the Reconvened Annual Meeting Minutes of July 28, 2016, prepared by CHAMPS. Pages 4 - 6
 - C. Approval of the Board of Directors Organizational Meeting Minutes of July 28, 2016, prepared by CHAMPS.
XXX Board Action Required - Approval of the meeting minutes. Page 7
- V. FINANCIAL REPORT
 - A. Approval of Financial Statements and Bank Reconciliations for the period ending July 31, 2016, prepared by CHAMPS, subject to year-end review.
XXX Board Action Required - Approval of the July, 2016 financials. Pages 8 - 55
 - B. Approval of Morgan Stanley Smith Barney Investment Recommendations (Condos and Common Area).
XXX Board Action Required Pages 56 - 57
 - C. Delinquency Report & Attorney Status Report Pages 58 – 60
 - 1. Approval to send Lot #0052 to Collection Attorney for issuance of “pay or lien” letter and to lien if not paid within thirty (30) days.
XXX Board Action Required Page 60
- VI. MANAGEMENT REPORT Pages 61 – 62

VII. UNFINISHED BUSINESS

- A. **Approval of Holmes Proposal #271 to install a 3' border of Cobble at corner of Skyknoll and Country Grove and a 4' border of Cobble along sidewalk by 1973 & 1969 Country Grove where turf conversions were done, for a cost of \$3,262.96.**
XXX Board Action Required Page 63
- B. **Approval of proposal submitted by _____ for landscape architectural services for the installation of reclaimed water, for a cost of \$_____, to be expensed to Reserves.**
XXX Board Action Required Refer to July Meeting Packet
- C. **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 64 – 66
- D. **Review of Cardiff Roofing Condo roof inspection report.** Pages 67 - 70
1. **Approval of Cardiff Roofing proposal to complete maintenance on the garage roofs, for a cost of \$8K, to be expenses from Reserves.**
XXX Board Action Required Page 71
2. **Approval of Cardiff Roofing proposal to complete maintenance on the Condo roofs, for a cost of \$14,400, to be expenses from Reserves.**
XXX Board Action Required Page 72

VIII. NEW BUSINESS

- A. **Approval of Holmes Proposal #955 to remove dying Escallonia, Rhapsiolepis and Xylosma at the East side entrance to Circle Park and install (16) 5 gallon Westringia and (12) 5 gallon Callistemon, for a cost of \$992.66.**
XXX Board Action Required Page 73
- B. **Consideration of the owner of Lot #0065's request for a full grown shade tree to be planted in the greenbelt area of the Patio Homes.**
XXX Board Action Required Page 74
- C. **Review/Signing of North Coast Patrol Service Agreement**
XXX Board Action Required Pages 75 – 81
- D. **Review/Discuss email from Board Member Christina Simokat** Pages 82 – 83
- E. **Approval of Proposal submitted by _____ for the installation of split rail fencing atop the slope nearest 1907 Skyknoll, for a cost of \$_____, to be expensed to Condo Reserves.**
XXX Board Action Required Will be hand carried

IX. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on Thursday, September 22, 2016, at 5:30 p.m. at the pool area.

X. ADJOURNMENT