

Vida Pacifica Community Association

BOARD OF DIRECTORS MEETING

MINUTES

May 26, 2016

I. OPEN FORUM

The May 26, 2016 Vida Pacifica Community Association Homeowner Forum began at 4:04 p.m.

Owners, Kelly Graeber, Dohna Gregston and Gary Mellom were present. In addition, Karen Ogawa of Olivenhain Water District and Lee of Holmes Landscape were present in regards to the reclaimed water project.

Karen explained the reclaimed water project was to be completed in April but was extended to August. They are currently finishing up Glen Arbor and will continue south across Encinitas Blvd. toward the golf course. Paving of the streets is being done to the City of Encinitas standards and if owners have concerns regarding the paving they should contact the street maintenance division at the City to file a complaint. Sebastien stated the extra sand along Clear Valley should have been cleaned up by now as it's been 3 weeks.

With regard to the reclaimed water project, Karen Ogawa stated meters won't be installed until the site has been certified. Lee at Holmes stated he is working on some rebates but the reclaimed water must actually be flowing. Karen explained the Water District wants to see a reasonable timetable submitted by the Association for conversion to the reclaimed water. Karen stated the Board needs to present a schedule to the Water District stating the reasons why they chose that timetable for conversion. Karen further reported the meter that does Circle Park Lane, the backflow can be removed and therefore backflow testing will no longer be required in that area.

It was agreed the following steps need to be addressed with regard to the reclaimed water project: 1) Choose a landscape architect; 2) The architect will work with Olivenhain and Holmes but most likely Olivenhain; 3) The architect will submit retrofit plans to Olivenhain for approval; 4) The plans will then be submitted to the Department of Environmental Health (DEH) and there will be an approximate fee of \$1,700 for them to come on site and provide their comments; 5) The plans will then be finalized; 6) Holmes will bid the job as far as the retrofit; 7) Lee will submit the application for the water rebate (start to finish is approximately 90 days).

Lee of Holmes reported the contractor for the Water District broke a pipe and the water was off for several days, so they are trying to recapture the water; the landscaping is very stressed in that area, including the Escallonia hedge as well as the new Podocarpus.

It was agreed a landscape walk around would be held on Thursday, June 2nd at 3:30 p.m.

Owner Dohna Gregston reported she was at the meeting regarding FHA approval for the condos. She understands the Board voted unanimously to deny FHA approval and wondered what the objection is. Sebastien stated the FHA allows people with less money to purchase a home they may not be able to afford and when the owner falls delinquent, the association ends up writing off the monies as bad debt which is a loss for the association. The Board thanked Dohna for coming and explained the item would be discussed and voted on during the business portion of the agenda.

Lee of Holmes and Karen of Olivenhain departed.

II. CALL TO ORDER

The May 26, 2016 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Erin Bishop at 4:40 p.m.

IV. ROLL CALL

Officers Present

President	Erin Bishop
Treasurer	Ruth Johnson
Director	Sebastien Page

Officers Absent

Vice President	Ryan Hoberg
Secretary	Scott Raider

Also in attendance was Managing Agent, Annette Imoto of CHAMPS, a Division of AAM, LLC and owners Kelly Graeber, Gary Mellom and Dohna Gregston.

V. MINUTES

A. Approval of the Board of Directors Meeting Minutes of March 31, 2016, prepared by CHAMPS/AAM,LLC.

A motion was made, seconded and unanimously carried to approve the Board of Directors Meeting Minutes of March 31, 2016, prepared by CHAMPS/AAM, LLC, as submitted.

VI. FINANCIAL REPORT

A. Approval of Financial Statements and Bank Reconciliations for the period ending April 30, 2016, prepared by CHAMPS/AAM,LLC, subject to year-end review.

A motion was made, seconded and unanimously carried to approve the April 30, 2016 financials and bank reconciliations, subject to year-end review.

B. Delinquency Report & Attorney Status Report

The delinquency and attorney status reports were reviewed and no action was necessary.

C. Approval of Morgan Stanley Smith Barney Condo Investment Recommendations

A motion was made, seconded and unanimously carried to approve the Morgan Stanley Smith Barney Condo Investment Recommendations.

VII. MANAGEMENT REPORT

Annette Imoto gave the Management report and a copy was included in the meeting packet.

VIII. UNFINISHED BUSINESS

A. Discussion – Condo Chimney Caps

This item was tabled until the reclaimed water project has been completed.

B. Consideration of Rules Amendment for Solar and Satellite Dishes for Distribution to the Membership for 30 Day Comment Period.

This item was tabled to the June meeting.

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VIII. UNFINISHED BUSINESS (Cont'd)

- C. Approval of Holmes Proposal #360 for removal of declining shrubs and groundcover and replanting of the slope above the Playground, for a cost of \$6,295.18.**

A motion was made, seconded and unanimously carried to table this item until January or February of 2017 after the new budget is in effect.

- D. Discussion of Reclaimed Water Project and Landscape Architect**

This item was handled during Open Forum. Per the Board's request, Management will obtain bids for a landscape architect for review during the June or July meeting.

- E. Reconsideration of FHA Approval for the Condos**

A motion was made, seconded and unanimously carried to approve FHA approval for the Condos subject to there being no expense to the association for the approval or bi-annual renewals.

IX. NEW BUSINESS

- A. Discuss Security Patrol**

Per the Board's request, Management will obtain pricing from North Coast Patrol and Tri-City on an "on call" basis.

- B. June Newsletter Articles**

The newsletter will be for July and articles will be discussed at the June meeting.

- C. Homeowner Correspondence**

No action.

- D. A motion was made, seconded and unanimously carried to add the following item to the agenda based on an "emergency" basis as the repairs are required prior to the new resident moving in:**

- 1. A motion was made, seconded and unanimously carried to approve Graeber Construction repairing approximately 16LF of fascia on the patio side of the garage at 1920 Country Grove Lane, for a cost of \$760.**

X. ANNOUNCEMENTS

- A. The next meeting is scheduled to be held on Thursday, June 23, 2016, at 5:30 p.m. at the pool area.**

XI. ADJOURNMENT

- A. There being no further business, the Board Meeting adjourned at 5:25 p.m.**

Approved: *Erin Bishop*
Secretary

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