

RECONVENED ANNUAL MEETING MINUTES

July 23, 2015

5:30 p.m.

Vida Pacifica – Pool Area

MINUTES

I. CALL TO ORDER

The 2015 Reconvened Annual Meeting of the Membership was called to order by President Erin Bishop at 5:37 p.m. There were 8 members present, including Board members.

II. ROLL CALL

A. The following Board members were present:

President	Erin Bishop
Vice President	Ryan Hoberg
Treasurer	Ruth Johnson
Secretary	Scott Raider

B. Guests and Visitors

Annette Imoto, Managing Agent – *CHAMPS*, AAM and 4 members were present.

III. INTRODUCTIONS

President Bishop introduced the current Board members and Annette Imoto, with *CHAMPS*, Vida Pacifica's Property Manager.

IV. ESTABLISHMENT OF QUORUM

Ms. Bishop appointed Annette Imoto as the election official. Ms. Imoto announced that there were a total of 8 owners present, including Board members and 39 ballots were received which established a quorum of the membership.

V. APPROVAL OF THE MINUTES – JUNE 26th, 2014 ANNUAL MEETING

President Bishop asked for a motion to approve the June 26th, 2014 Annual Meeting minutes prepared by *CHAMPS*. A motion was made, seconded, and unanimously carried to approve the Minutes of the June 26, 2014 Annual Meeting of the Membership.

VI. INTRODUCTION OF CANDIDATES & NOMINATIONS FROM THE FLOOR

President Bishop announced Scott Raider and Sebastien Page were running for re-election and that Sebastien was out of the country. Scott Raider introduced himself. There were no nominations from the floor.

VII. BALLOTING

Management reported there were no write-ins.

VIII. ANNOUNCEMENT OF ELECTION RESULTS

Annette Imoto announced the results of the votes. She announced that a majority of the votes were for Scott Raider and Sebastien Page. A motion was made, seconded and unanimously carried to accept the slate by acclimation.

IX. APPROVAL OF TAX RESOLUTION

Management explained the tax resolution 70-604 required by the IRS and President Bishop asked for a motion for approval. A motion was made, seconded and unanimously carried to approve the resolution.

X. OPEN FORUM

An owner asked if kids are still jumping the fence into the pool area. Ryan Hoberg responded there is a timer on the spa that shuts the jets and heat off around 9 or 9:30 p.m. each night and the heat goes back on around 3 a.m. This seems to help in keeping kids out of the pool area because the water isn't hot in the spa.

The owner of 1951 Azure reported attending the May Board meeting where she asked about installing a window in her bathroom and was advised she needed to obtain a building permit. She reported that she surveyed all the units like hers and hers is the only one without a bathroom window. Kelly Graeber reported if the framing is already there she shouldn't need to obtain a building permit. Management advised the owner to submit an Architectural Request and Neighbor Impact form for prior Board review and approval and should the window be approved, the approval would be subject to filing a recorded Maintenance and Indemnity Agreement with the County of San Diego.

The owner of 1946 Skyknoll reported she lives by the greenbelt and across the street there is a nice winding sidewalk and she would like to see that across the greenbelt. She further stated it would be nicer to have gravel rather than concrete. She went on to say that people visiting could use the pathway rather than walk through the wet grass and have to watch out for dog poop. Owner, Kelly Graeber responded that years ago the Board had a landscape architect do up a drawing and the pathway was never approved. Kelly further stated the irrigation would have to be rerouted. The Board agreed they would look at the area and consider a walkway of some sort.

The owner of 1982 Azure said when he was driving out this morning there was water running off onto Azure Way and with the recent rain the sprinklers shouldn't be on. He said he is very frustrated. Management reported that each time she receives a complaint concerning water run-off that Holmes Landscape is immediately notified. Management agreed to advise Dave at Holmes that something needs to permanently be done to rectify the issue. Robert then stated that condo balcony repairs should be a shared cost by the HOA and owner. Robert stated the HOA pays for balcony repairs even when an owner has neglected to properly maintain theirs. Management stated that to change the maintenance responsibilities would require a vote of the Membership to amend the CC&Rs. Ryan Hoberg responded that Kelly Graeber completed a

balcony inspection. Kelly stated that he didn't see any neglect during the inspection and most of the repairs had to do with scuppers, etc. Scott Raider stated the association is lucky to have Kelly Graeber and while he agrees with Robert to some extent, he also agrees with Kelly Graeber. Kelly Graeber stated it will be a long while before these balconies require more repair work. Ruth Johnson stated that balconies in the shade would probably have more wood rot than the ones in the sun. Kelly Graeber said that most people don't use their balconies. Ryan Hoberg stated that balcony inspections will be completed every so often to make sure they don't need attention.

Robert Genat said the Board has done a wonderful job in the community and then thanked those present.

An owner stated the asphalt over by the mailboxes wasn't done well last time and needs to be repaired. Erin Bishop recommended the owner send Management a picture so the Board can see what she is referring to. Kelly Graeber reported the mailboxes need to be looked at as far as replacement as many are rusty, etc.

Those present discussed the drought, turf conversion, etc.

XI. ANNOUNCEMENT

A brief Organizational Meeting will be held immediately following the Reconvened Annual Meeting to elect officers.

XII. ADJOURNMENT

There being no further business, the Annual Meeting of the Membership was adjourned at 6:23 p.m.

Approved:  _____

Date: 7/28/16