

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
January 26, 2017
Location: 1911 Skyknoll Way
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 November 30, 2016, prepared by *CHAMPS*.
XXX Board Action Required - Approval of the meeting minutes. Pages 1 - 2
- V. FINANCIAL REPORT
 - A. Approval of Financial Statements and Bank Reconciliations for the period ending November 30, 2016, prepared by *CHAMPS*, subject to year-end review.
XXX Board Action Required - Pages 3 - 51
 - B. Approval of Financial Statements and Bank Reconciliations for the period ending December 31, 2016, prepared by *CHAMPS*, subject to year-end review.
XXX Board Action Required - Hand Carried
 - C. Delinquency Report and Status Report from GBF Pages 52 - 61
- VI. MANAGEMENT REPORT Page 62
- VII. UNFINISHED BUSINESS
 - A. Approval of Proposal submitted by _____ for the Condo Annual Termite Guarantee, for a cost of \$ _____.
XXX Board Action Required Pages 63 - 70
 - B. Approval of Holmes Landscape Proposal #9482, for the removal of Calandrinia and Scenecio on the side of 1974 Azure Lane and installation of new plantings, for a cost of \$ _____. (Tabled at November Meeting)
XXX Board Action Required Pages 71 - 72

VIII. NEW BUSINESS

A. Approval of Various Holmes Landscape Proposals:

1. **Proposal #1521 – (Per 11/30/16 walk) Installation of shrubs along Village Parkway for a screen, for a cost of \$_____.**
XXX Board Action Required **Page 73**
2. **Proposal #1522 – (Per 11/30/16 walk) Create rock border on both sides of sidewalk, between 1973 & 1965 Country Grove, for a cost of \$_____.**
XXX Board Action Required **Page 74**
3. **Proposal #1523 – (Per 11/30/16 walk) Install plant material in front of patio wall at 1989 Country Grove, for privacy, for a cost of \$_____.**
XXX Board Action Required **Page 75**
4. **Proposal #1549 – (Per walk) Removal of Red Apple and planter prep for rock installation at _____, for a cost of \$_____.**
XXX Board Action Required **Page 76**
5. **Proposal #1615 – (Per Site review) Installation of drain at 1902 Azure Way, to help standing water flow, for a cost of \$_____.**
XXX Board Action Required **Page 77**

B. Discussion/Update Mow Curb Installation and approximate cost for installation at Condos.
XXX Board Action Required

C. Consideration of Pacific Backflow proposal to repair backflow device for a cost between \$130 and \$25.
XXX Board Action Required **Page 78**

D. Consideration of Pacific Backflow proposal to replace pressure regulator for a cost of \$1,015, to be expensed to Common Reserves.
XXX Board Action Required **Page 79**

E. Discussion/Update Needed Chimney Repairs at 1910 Azure Way.
XXX Board Action Required **Pages 80 - 85**

F. Discussion of Newsletter article or notice for reclaimed water.

G. Homeowner Correspondence

1. **Email from owner concerning children playing in parking areas, etc.**
XXX Board Action Required **Page 86**

2. **Communication from owners concerning various items.**
XXX Board Action Required **Pages 87 - 117**

IX. ANNOUNCEMENTS

A. The next meeting is scheduled to be held on February 23, 2017, at 5:30 p.m. at
_____.

X. ADJOURNMENT