

Vida Pacifica Community Association
BOARD OF DIRECTORS MEETING
MINUTES
January 26, 2017

I. CALL TO ORDER

The January 26, 2017 Vida Pacifica Community Association Board of Directors meeting was called to order by President, Kelly Graeber at 5:55 p.m. (Keys were passed out from 5:30 – 5:54 p.m.)

II. OPEN FORUM

III. ROLL CALL & CALL TO ORDER

Officers Present

President	Kelly Graeber
Vice President	VACANT
Secretary	Erin Bishop
Treasurer	Scott Raider
Director	Christina Simokat
Director	Sebastien Page

Also in attendance was Managing Agent, Tafu Sagapolutele of CHAMPS, a Division of AAM, LLC.

IV. MINUTES

A. Approval of the Board of Directors Meeting Minutes of November 30, 2016, prepared by CHAMPS/AAM, LLC.

A motion was made, seconded and unanimously carried to approve the Board of Directors meeting Minutes of November 30, 2016, prepared by CHAMPS/AAM, LLC, as submitted.

V. FINANCIAL REPORT

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

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

B. Approval of Financial Statements and Bank Reconciliations for the period ending December 31, 2016, prepared by CHAMPS/AAM, LLC, subject to year-end review.
Deferred to the February 2017 meeting.

C. Delinquency Report & Attorney Status Report from GBF.

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

VI. MANAGEMENT REPORT

Tafu Sagapolutele gave the Management report and a copy was included in the meeting packet.

VII. UNFINISHED BUSINESS

- A. Approval of Proposal submitted by Hi-Tech for the Condo Annual Termite Guarantee, for a cost of \$70.72.**

A motion was made, seconded and unanimously carried to approve the proposal submitted by Hi-Tech for the Condo Annual Termite Guarantee, for a cost of \$70.72. Management to ask Charity to make it effective January 2017, and to include an article in the newsletter to have owners call at least once for inspection.

- 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). Table**

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 \$ _____.**

A motion was made, seconded and unanimously carried to approve option B of Proposal #1521 Installation of shrubs along Village Parkway for a screen, for a cost of \$806.76.

- 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 \$ _____.
Denied**

- 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 \$ _____.
Denied**

- 4. Proposal #1549 – (Per walk) Removal of Red Apple and planter prep for rock installation at _____, for a cost of \$ _____.**

A motion was made, seconded and unanimously carried to approve Proposal #1549 Removal of Red Apple and planter prep for rock installation at Location 8, for a cost not to exceed \$500.00.

- 5. Proposal #1615 – (Per Site review) Installation of drain at 1902 Azure Way, to help standing water flow, for a cost of \$ _____.**

A motion was made, seconded and unanimously carried to approve Proposal #1615 Installation of drain at 1902 Azure Way, to help standing water flow, for a cost of \$1,425.60.

- B. Discussion/Update Mow Curb Installation and approximate cost for installation at Condos. Confirm with Lee of Holmes Landscape of the status of plans with Lightfoot.**

- C. Consideration of Pacific Backflow proposal to repair backflow device for a cost between \$130 and \$250. Tabled to the March meeting.**

- D. Consideration of Pacific Backflow proposal to replace pressure regulator for a cost of \$1,015, to be expensed to Common Reserves. Tabled to the March meeting.**

VIII. NEW BUSINESS (cont'd)

- E. Discussion/Update Needed Chimney Repairs at 1910 Azure Way.**
As a preventative measure, it was suggested that caps for all chimneys should be considered.
- F. Discussion of Newsletter article or notice for reclaimed water. Tabled.**
- G. Homeowner Correspondence.**
 - 1. Email from owner concerning children playing in parking areas, etc.**
Management was instructed to respond to the owner that the Board had a detailed discussion regarding her e-mail.
 - 2. Communication from owners concerning various items. Reviewed.**

IX. ANNOUNCEMENTS

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

X. ADJOURNMENT

- A.** There being no further business, the Board Meeting adjourned at 7:30 p.m.

Approved: 
Secretary