

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
January 29, 2015**

1) CALL TO ORDER

The regular board meeting of the Vista Tassajara Board of Directors was held on January 29, 2015 at the Northridge Clubhouse. The meeting was called to order at 7:03 P.M. by President, Alex Pfund.

Board Members Present: President, Alex Pfund; Vice President, Bill Wostenberg; Secretary, Ann Marie Nugent; and Member at Large, Julie Hall

Board Members Absent: Peter Langley, Treasurer

Management Present: Lindy Johnson and Mark Morgan

Others Present: NONE

1) MINUTES

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO ADOPT THE MINUTES OF THE OCTOBER 23, 2014 BOARD MEETING, AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR

2) HOMEOWNER COMMENTS

NONE

3) FINANCIALS

A MOTION WAS MADE BY ALEX AND SECONDED BY BILL STATING THE BOARD REVIEWED THE DECEMBER 31, 2014 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) OLD, TABLED AND NEW BUSINESS AND INFORMATION

A) Architectural Committee Report

- Donna Harrison will be an alternate on the Architectural Committee.
- Potential violations: Red fence at 67 Edgeway and granite in front yard and old umbrella sticking up over fence at 200 Viewpoint. *Management will investigate prior correspondence and follow up.*
- Revised proposal for 51 Hidden Hills Place as an exception to the Town of Danville Ridgeline & Scenic Hillside Ordinance.

A MOTION WAS MADE BY ANN MARIE AND SECONDED BY ALEX STATING THAT THE BOARD REMAINS OPPOSED TO THE PROPOSED EXCEPTION TO THE TOWN'S MAJOR RIDGELINE AND SCENIC HILLSIDE ORDINANCE UNLESS THE RESIDENCE CAN BE SITUATED BELOW THE

RIDGELINE SUCH THAT IT CANNOT BE SEEN FROM THE VISTA TASSAJARA COMMUNITY.

B) Community Events Report

- Board requested the Community Event Coordinator provide a proposed calendar of events with the approved \$2,500 budget.

C) Old Business

- Artificial Turf – *No artificial Turf will be permitted in front yards; reconsideration by board in 2015, if severe drought continues*
- Pool Deck Resurfacing – *Board motion to add \$55,000 line item to 2016 Reserve Study for replacement in five years*
- #218-09 – *Board motion; if owner stores his trash cans in front yard again, will be fined \$50 for each occurrence. Letter sent to homeowner 11/5/14 stating same*
- 2015 Budget and Reserve Study – *Budget approved with NO increase; Reserve Study approved as submitted. Mailed to Homeowners in November*
- 2015 YE Audit – *to be completed in February 2015*

D) Tabled Items

NONE

E) New Business

- Association-wide mulch – *Management will obtain bids for Board consideration.*

5) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY ANN MARIE TO ADJOURN THE MEETING AT 7:55 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVE THE ABOVE MINUTES

