

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
April 30, 2015**

1) CALL TO ORDER

The regular board meeting of the Vista Tassajara Board of Directors was held on April 30, 2015 at the Northridge Clubhouse. The meeting was called to order at 7:05 P.M. by President, Alex Pfund.

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

Board Members Absent: None

Management Present: Tim Morgan, Lindy Johnson and Mark Morgan
(Tim left early due to a family emergency.)

Others Present: NONE

1) MINUTES

A MOTION WAS MADE BY ALEX AND SECONDED BY BILL TO ADOPT THE MINUTES OF THE JANUARY 29, 2015 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 PETER STATING THE BOARD REVIEWED THE MARCH 31, 2015 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

- #211-09 Red-Stained Fence

A MOTION WAS MADE BY PETER AND SECONDED BY ALEX TO EXTEND THE EXPIRED ARCHITECTURAL APPLICATION FOR THE STAINED FENCE FOR 90 DAYS FROM THE DATE THE BOARD APPROVES A STAIN COLOR AND TO SEND A LETTER TO THE OWNER NOTIFYING HIM THAT HE HAS 90 DAYS TO POWERWASH AND RE-STAIN THE FENCE WITH THE APPROVED STAIN COLOR. MOTION CARRIED WITH JULIE HALL ABSTAINING AND ALL REMAINING BOARD MEMBERS IN FAVOR.

- 045-09 Hearing – Non-Compliant Front Window
A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO IMPOSE A CATEGORY I FINE OF \$50.00 PER MONTH UNTIL THE WINDOW IS REPAIRED OR REPLACED. MOTION CARRIED WITH JULIE HALL ABSTAINING AND ALL REMAINING BOARD MEMBERS IN FAVOR.

B. Community Events Report

- It was reported that there was good turnout for the Spring event with approximately 60 children in attendance.

C. Old Business

NONE

D. Tabled Items

NONE

E. New Business

- Association-Wide Mulch

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO APPROVE MULCHING THE LAKEFIELD COURT AND PLAYGROUND AREAS PER THE ARAGON PROPOSAL DATED 2/17/15 AT A COST OF \$7,880.00 FUNDED FROM RESERVES AND TO BUDGET 20 PERCENT OF THE ASSOCIATION-WIDE MULCH REPLACEMENT COST PER YEAR IN FUTURE OPERATING BUDGETS SO THAT ALL AREAS ARE RE-MULCHED ON A 5-YEAR CYCLE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Board Intent to Run – Bill – No; Peter and Ann Marie to notify management of intent to run in the Annual Meeting/Election scheduled for July 30th.

F) Information

- Tjan Matter – Court case management conference scheduled for June 10th.
- Pool Security Service to begin on Memorial Day on Friday and Saturday nights, 9 PM to 2 AM.
- Weed abatement/fire clearance to be completed by June 1st.

5) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY ANN MARIE TO ADJOURN THE MEETING AT 8:35 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVE THE ABOVE MINUTES

DRAFT