

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
October 22, 2015**

1) CALL TO ORDER

The regular board meeting of the Vista Tassajara Board of Directors was held on October 22, 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, Peter Langley; Treasurer, Barbara Michel; and Member at Large, Julie Hall

Board Members Absent: Secretary, Ann Marie Nugent

Management Present: Tim Morgan, Lindy Johnson and Mark Morgan

Others Present: Jay Zimmer, Reutlinger Community for Jewish Living

1) MINUTES

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO APPROVE THE ANNUAL AND REGULAR BOARD MEETING MINUTES OF JULY 30, 2015. MOTION CARRIED WITH PETER ABSTAINING AND THE REMAINING PRESENT BOARD MEMBERS IN FAVOR.

2) DISCUSSION/INVITEE

Jay Zimmer, CEO of the Reutlinger Community for Jewish Living, made a presentation on the parking situation and their construction plans, as follows:

- Apologizes for any inconvenience caused by employee and visitor parking within the Vista Tassajara community.
- Undergoing a \$10 million renovation which impacts 75% of the interior square footage without expanding the building footprint.
- Project started February 2015 and is projected to be completed in April 2016.
- Current period is the most disruptive since every building trade is working on-site daily which impacts available parking.
- Have received complaints from residents on Shadowtree Court and Lakefield Court and have put out word to their staff to park only on Parkhaven Dr.
- The construction will end, and they will do their best to control the parking situation until then.
- In the longer term, the remaining 25% of the building which houses the skilled nursing facility will be renovated which will reduce the number of beds. The architects haven't started work on the Master Plan, but the scope has been expanded to look at the property

across Parkhaven Dr. to potentially add additional parking. This scope of work should be completed in early 2016.

- A solar project is planned which will cover approximately 60% of the roofs and possibly add carports with solar panels. This shouldn't be an issue for neighbors, will they add landscaping if it creates a visual issue for Vista Tassajara. Should begin the permitting process for the solar in early 2016 and finish the project by June 2016. The plans will be provided to the Board to review.
- They have an agreement with a nursing school to teach at the site which impacts the parking two Tuesdays per month.
- Parking lot was restriped to add 6-8 spots.

Board Discussion:

- A letter will be sent to all homeowners explaining the construction projects and parking situation.

3) HOMEOWNER COMMENTS

- NONE

4) FINANCIALS

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER STATING THE BOARD REVIEWED THE SEPTEMBER 30, 2015 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

5) OLD, TABLED AND NEW BUSINESS AND INFORMATION

A. Architectural Committee Report

- The red fence at 67 Edgegate Court has been corrected and re-stained with the approved stain color.
- Artificial Turf standards will be presented to the Board in early 2016.

B. Community Events Report

- 2016 Proposed Events Budget

A MOTION WAS MADE BE PETER AND SECONDED BY BARBARA TO INCREASE THE 2016 ANNUAL BUDGET FOR COMMUNITY EVENTS FROM \$2,500 TO \$3,500. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Board Discussion:

- Board would like the Community Events Coordinator to provide a head count of participants for each event.

C. Old Business

- 046-09 Hearing – *HO complied; violation corrected*
- Mulch program – *set up in operating budget 2016 forward*
- Website – *has been discontinued*

D. Tabled Business

- None

E. New Business

- 2016 Draft Budget

A MOTION WAS MADE BY PETER AND SECONDED BY ALEX TO APPROVE THE 2016 BUDGET, REFLECTING A \$25 PER LOT PER QUARTER INCREASE IN DUES TO \$353 PER QUARTER. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Board Discussion:

- Cover letter with annual budget should explain that water costs and the 5-year mulching program are driving the dues increase.

- 2016 Draft Reserve Study

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO APPROVE THE 2016 RESERVE STUDY WITH THE REVISION THAT PROJECTS SCHEDULED FOR 2016 WILL BE MOVED TO 2017. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2015 Tree Tagging Program

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO APPROVE THE SEPTEMBER 10, 2015 PROPOSAL FROM SKYLINE TREE SURGEONS FOR THE ANNUAL TREE WORK IN THE AMOUNT OF \$9,585. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Aragon – Addendum to Contract

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO APPROVE THE CONTRACT ADDENDUM WITH ARAGON REFLECTING A 2% INCREASE IN 2016. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2015 YE Audit/Review

A MOTION WAS MADE BY BARBARA AND SECONDED BY JULIE TO RETAIN KIRBY AND FORBES TO CONDUCT A 2015 YE REVIEW AND RELATED CORPORATION TAX RETURNS IN THE AMOUNT OF \$1,800. MOTION CARRIED WITH ALEX OPPOSED AND THE REMAINING BOARD MEMBERS PRESENT IN FAVOR.

F) INFORMATION

- NONE

6) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ADJOURN THE MEETING AT 8:45 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVE THE ABOVE MINUTES

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