

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
January 28, 2016**

1) CALL TO ORDER

The regular board meeting of the Vista Tassajara Board of Directors was held on January 28, 2016 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, Peter Langley; Secretary, Ann Marie Nugent; and Member at Large, Julie Hall

Board Members Absent: Treasurer, Barbara Michel

Management Present: Tim Morgan, Lindy Johnson and Mark Morgan

Others Present: NONE

1) MINUTES

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO APPROVE THE REGULAR BOARD MEETING MINUTES OF OCTOBER 22, 2015. MOTION CARRIED WITH ANN MARIE ABSTAINING AND THE REMAINING PRESENT BOARD MEMBERS IN FAVOR.

2) HOMEOWNER COMMENTS

- NONE

3) FINANCIALS

A MOTION WAS MADE BY ALEX AND SECONDED BY ANN MARIE STATING THE BOARD REVIEWED THE DECEMBER 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

- Homeowner at 67 Edgegate Ct. approached Julie Hall and asked whether he could install a mud board along the bottom of the fence to address the violation letter he received regarding the gap under the fence. *A mud board can be installed.*
- Julie Hall requested clarification on issues that are more subjective and whether violation letters should be sent. *It was agreed that subjective issues will be presented to the Board for a determination.*

B. Community Events Report

- 2016 Events Calendar

C. Old Business

- Presentation from Reutlinger Community for Jewish Living, CEO Jay Zimmer – *letter explaining construction projects and parking situation was mailed to HOAs 12/2/15*
- 2016 DRAFT Budget – *approved reflecting a \$25/qtr/lot increase*
- 2016 DRAFT Reserve Study – *approved w/revision*
- 2015 Tree Trimming Program – *2015 work approved NTE \$9,585*
- 2016 Aragon Contract – *approved 2% increase for 2016*
- 2015 YE Audit/Review – *board approved 2015 YE Review*

D. Tabled Business

- Artificial Turf Guidelines

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO ACCEPT THE DRAFT ARTIFICIAL TURF GUIDELINES FOR DISTRIBUTION TO HOMEOWNERS FOR A 30-DAY REVIEW AND COMMENT PERIOD WITH BOARD CONSIDERATION OF THE COMMENTS RECEIVED AND FINAL ADOPTION AT THE APRIL BOARD MEETING. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

E. New Business

- 2016 PM&A Contract

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO APPROVE THE 2016 MANAGEMENT CONTRACT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

F) INFORMATION

- Tjan Matter – *There was no settlement reached at the December Mediation Conference and the matter will proceed to trial.*

5) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO ADJOURN THE MEETING AT 7:57 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVE THE ABOVE MINUTES

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