

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

1) CALL TO ORDER

The regular board meeting of the Vista Tassajara Board of Directors was held on July 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; and Treasurer
Barbara Michel

Board Members Absent: Secretary, Ann Marie Nugent; and Member at Large, Julie Hall

Management Present: Tim Morgan and Mark Morgan

Others Present: NONE

1) MINUTES

A MOTION WAS MADE BY BARBARA AND SECONDED BY PETER TO APPROVE THE REGULAR BOARD MEETING MINUTES OF APRIL 28, 2016. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

2) HOMEOWNER COMMENTS

- General Board discussion:
 - Broken light outside pool entry on Gold Creek side.
 - Replace dead bushes at pool entry in front of retaining wall.
 - Refurbishment of play structure and play-area mulch.
 - Upon completion of 5-Year Plan, Mulch Program to be revised to be every 3 years
 - Annual color in Fall/Winter rotation.

3) FINANCIALS

- Account 041-09: *Fines and late fees for window violation waived.*

- Financials Reports & Banks Statements

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA STATING THE BOARD REVIEWED THE JUNE 30, 2016 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 Reports

- None

B. Community Events Report

- Upcoming Events: August 5 – Family Movie Night; August 19 – Adult Social
- Additional Volunteers Needed: Replacement for Coordinator

C. Old Business

- Artificial Turf Guidelines – approved; mailed to HOs 5/9/16

D. Tabled Business

- Patio Heaters at pool/for use during Social Events – *following Board review and discussion, the request was denied.*
- Solar lighting along park pathway – *see discussion below.*
- Installation of electrical outlets in pool area – proposal \$4,100-\$4,750

A MOTION WAS MADE BY BARBARA AND SECONDED BY PETER TO APPROVE THE PROPOSAL FROM MCMAHON DATED 6/21/16 IN THE AMOUNT OF \$4,100-\$4,750 PLUS THE COST OF ADDING A STUBBED-OUT CONDUIT TO THE PARK AREA FOR POTENTIAL FUTURE PATH LIGHTING. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR

Discussion Items:

- Separate, new breaker for pool outlets so can be shut off if needed.
- Barbara to work with Community Events Coordinator to identify locations for outlets in pool area.
- Prepare lighting study and obtain proposals for future bollard path lighting on planter side of park pathway.

E. New Business

- Pool Area Improvements.

Discussion Items:

- Interior of pool and spa will be resurfaced and tiles which are broken or have faded depth markings will be replaced in Spring 2017.
- Reserve Study has pool deck replacement in 2022 at a cost of \$52,500.

F) INFORMATION

- Tjan Matter – *Trial is scheduled for December 5, 2016*

5) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ADJOURN THE MEETING AT 7:40 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVE THE ABOVE MINUTES
