

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
October 27, 2016**

1) CALL TO ORDER

The regular board meeting of the Vista Tassajara Board of Directors was held on October 27, 2016 at the Northridge Clubhouse. The meeting was called to order at 7:06 P.M. by President, Alex Pfund.

Board Members Present President, Alex Pfund; Treasurer Barbara Michel and Member at Large, Julie Hall

Board Members Absent: Vice President, Peter Langley and Secretary, Ann Marie Nugent

Management Present: Tim Morgan and Anita Aragon

Others Present: NONE

1) MINUTES

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

2) HOMEOWNER COMMENTS

– None

3) FINANCIALS

- Account 001-09: *This account is now current.*

- Financials Reports & Banks Statements

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE STATING THE BOARD REVIEWED THE SEPTEMBER 30, 2016 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) REPORTS, OLD, TABLED AND NEW BUSINESS AND INFORMATION

A. Architectural Committee Reports

- 106 Parkhaven Drive – paint – Julie knocked on their door and now has an Architectural Application on file for painting. They also have a boat parked in front of the property.
- 27 Shadow Tree Court – Julie will also knock on their door to talk to them about the paint issue with the house.

B. Community Events Report

- No report

C. Old Business

- Installation of electrical outlets in pool area – *Completed*
- Tot Lot Rehab – *Completed*
- Broken Light Repaired without replacement – *Completed*
- Park Area Turf Rehabilitation -*In progress*
- Legal Issue Concluded – *No Significant Expense to Association – The HOA is only paying \$1,000. It had the potential of being exceedingly more if we go to trial.*
- Artificial Turf Guidelines – approved; mailed to HOs 5/9/16

D. Tabled Business

- None

E. New Business

- 2017 Budget

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO APPROVE THE 2017 BUDGET, REFLECTING NO CHANGE IN THE \$353 DUES PER QUARTER. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2017 Reserve Study

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO APPROVE THE 2016 RESERVE STUDY WITH THE REVISION THAT TILE & COPING FOR BOTH POOL AND SPA BE CHANGED TO 12 YEAR ROTATION TO COINCIDE WITH POOL REPLASTER. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 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.

- 2016 YE Audit/Review

A MOTION WAS MADE BY BARBARA AND SECONDED BY ALEX TO RETAIN KIRBY AND FORBES TO CONDUCT A 2016 YE AUDIT AND RELATED CORPORATION TAX RETURNS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS PRESENT IN FAVOR.

- Janitorial working at 8:00 AM on a Saturday– PM&A will talk to the janitorial service to start after 9:00 AM.
- Holiday lights will be up after Thanksgiving.

5) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ADJOURN THE MEETING AT 7:50 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVE THE ABOVE MINUTES

DRAFT