

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
February 16, 2017**

1) CALL TO ORDER

The regular board meeting of the Vista Tassajara Board of Directors was held on February 16, 2017 at the Northridge Clubhouse. The meeting was called to order at 7:00 P.M. by President, Alex Pfund.

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

Board Members Absent:      NONE

Management Present:      Tim Morgan and Delice Ferguson

Others Present:              NONE

2) MINUTES

*A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO APPROVE THE REGULAR BOARD MEETING MINUTES OF OCTOBER 27, 2016. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3) HOMEOWNER COMMENTS

- Patricia Mezzadri, 104 Parkhaven Drive  
Reported issue for (2-3 years) with neighbor at 106 Parkhaven draining their Koi pond and the effects upon them. *HOA does not have jurisdiction to enter backyards and review the space. It was advised this situation is a neighbor to neighbor issue.*
- Chris Rugaard, 21 Shadow Tree Court  
Concerned about the ongoing problem of overflow parking from the Reutlinger Center that crowds Parkhaven Drive, Lakefield Court and Shadow Tree Court, leaving no parking for their family- even directly in front of their homes.  
*Management to set up meeting with Town of Danville*
- Stuart Firestone, 108 Parkhaven Drive  
Drain at park- solution for water on path  
*Management will look into and determine if a cost effective solution is available*  
Options for quick, cost-effective lighting in park for safety/ vandalism  
*Management will look at adding a light onto tree as discussed*  
Dog stations run out of mitts & Viewpoint station rotted away  
*Management to increase mitt refill frequency in park, and at Viewpoint and Goldcreek Ct.*

4) FINANCIALS

*Standard Motion for Collection*

*A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE STATING THAT ALL OWNERS WITH DELINQUENT ASSESSMENT BALANCES THAT ARE 30-90 DAYS DELINQUENT ON THE DELINQUENT ACCOUNTS REPORT ARE TO BE SENT TO COLLECTION IN ACCORDANCE WITH THE TIMELINES OF THE COLLECTION POLICY, INCLUDING BUT NOT LIMITED TO REORDING A LIEN AGAINST THE PROPERTY. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

4) OLD BUSINESS

- 2017 Budget Approved and Distributed

5) NEW BUSINESS

- Bong Hillberg Lewis Fishchesser - LLP Successor Accountants

*A MOTION WAS MADE BY BARBARA AND SECONDED BY PETER TO APPROVE THE PROPOSAL FROM BHLF, LLP DATED DECEMBER 9, 2016 TO CONDUCT THE 2016 ANNUAL FINANCIAL REVIEW IN THE AMOUNT OF \$3,000 AND PREPARE 2016 TAX RETURNS IN THE AMOUNT OF \$500. MOTION CARRIED WITH ALL BOARD MEMBERS IN FAVOR.*

- Slide 93 & 95 Hillview – Status Update
  - Grown in intensity, has become 1 in 10 year episode
  - Danville Bldg. Dept. yellow flagged 95 Hillside
  - Responsibility falls directly on the Association, as it is an owned and maintained common area open space.
  - Working with San Ramon Fire District and Town of Danville. Met with Danville Bldg. Chief on site twice
  - Retained Ned Clyde Construction (Soil Geologists) to do what can be done to minimize risk.
  - General consensus of large group of Homeowners attending meeting was for more communication. *Management will continue Update mailings and another Association Website will be created.*
  - Slide costs will not come from Reserves. *Could not commit to specific funding mechanisms at this time.*
  - Estimated timing for repairs would be possibly June, once ground has dried out and rain ceased.

- Pool and Spa Remodel Proposals
  - Two proposals submitted. Adams Pool Solutions, \$35,730.00, and Custom Pool Renovation, \$26,815.00.

Discussion whether to defer Pool/ Spa Remodel or to proceed now, as it is deteriorating and inevitable.

*A MOTION WAS MADE BY BARBARA AND SECONDED BY PETER TO PROCEED WITH THE POOL AND SPA REMODEL THIS SPRING AND AWARD THE CONTRACT TO CUSTOM POOL RENOVATION IN THE AMOUNT OF \$26,815.00. MOTION CARRIED WITH FOUR BOARD MEMBERS IN FAVOR, AND ALEX OPPOSED.*

6) ADJOURNMENT

*A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ADJOURN THE MEETING AT 9:30 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVED THE ABOVE MINUTES

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