

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION  
REGULAR BOARD MEETING MINUTES**

October 26, 2017

1) CALL TO ORDER:

The Regular meeting of the Vista Tassajara Board of Directors was held on October 26, 2017 at the Northridge Clubhouse on Tuscany Way in Danville. The meeting was called to order at 7:06 P.M. by President, Alex Pfund.

Board Members Present: President, Alex Pfund; Vice President, Peter Langley; Treasurer, Barbara Michel; and Secretary, Ann Marie Nugent

Board Members Absent: Member at Large, Julie Hall

Management Present: Tim Morgan, Mark Morgan and Delice Ferguson

Others Present: None

2) ADOPTION OR MODIFICATION OF MINUTES

*A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA, TO ACCEPT THE REGULAR BOARD MEETING MINUTES OF JULY 6, 2017 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3) FINANCIALS AND RELATED BANK STATEMENTS:

*A MOTION WAS MADE BY BARBARA AND SECONDED BY ANN MARIE STATING THE BOARD HAS REVIEWED AND APPROVED THE SEPTEMBER 30, 2017 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

4) HILLVIEW DRIVE LANDSLIDE REPAIR

Landslide repair is 98% done, doing V-ditches then seed.

5) 2018 RESERVE STUDY & BUDGET

- Pre-slide funding
  - Money transferred from reserve account into operating was reimbursed. Reserves now re-funded back to the pre-slide level at 73%
  - Loan payment amount will change due to recalculation of loan note.

- Once vendor bills are finalized and exact amount of loan needed is known, we have a onetime opportunity to reset the loan amount (at our request)
- Initial costs expected to total approximately 1.9 million with an April Board motion for three \$1,500.00 payments per lot (July, September & November) plus a loan to collect re-payment of \$409.61 beginning quarterly (in addition to dues) in January 2018. At current expense projection the slide project cost will be less than originally forecasted.

*A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO IN GOOD FAITH REDUCE THE LANDSLIDE SPECIAL ASSESSMENT AMOUNT AND DURATION OF TIME COLLECTED AS COSTS OF LANDSLIDE REPAIR ARE COMING IN LESS THAN ANTICIPATED. BEGINNING IN JANUARY 2018 THE QUARTERLY LOAN RE-PAYMENT PER LOT (IN ADDITION TO DUES), WILL BE BETWEEN \$409.61 AND APPROXIMATELY \$355.00, BUT THE SPECIAL ASSESSMENT WILL BE FOR TWO (2) YEARS NOT THREE (3). THIS IS SUBJECT TO ONGOING CHANGES AS FINAL COSTS ARE NOT IN.*

- Increase in EBMUD costs and increased reserve funding resulted in a recommended raise in quarterly dues as part of the submitted budget.

*A MOTION WAS MADE BY PETER AND SECONDED BY ANN MARIE TO APPROVE THE 2018 BUDGET AND RESERVE STUDY WITH QUARTERLY DUES TO REMAIN THE SAME WITH ADJUSTMENT OF RESERVE TRANSFERS TO REFLECT DUES REMAINING THE SAME. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

6) 2017 FINANCIAL REVIEW & TAX PREPARATION

*A MOTION WAS MADE BY BARBARA AND SECONDED BY ANN MARIE TO APPROVE THE PROPOSAL FROM BHL&F TO CONDUCT A 2017 FINANCIAL REVIEW AT A COST OF \$1,400.00 AND PREPARE TAX RETURNS AT A COST OF \$600.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

7) COMMUNITY EVENTS

*A MOTION WAS MADE BY BARBARA AND SECONDED BY PETER TO FORMALLY APPOINT VIC KAPUR AS COMMUNITY EVENT COORDINATOR AND A PLANNED ADULT EVENT WITH A NTE BUDGET OF \$700.00 WITH THE POSITION TO BE RE-EVALUATED IN 6 MONTHS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

8) INFORMATION

- Include in this year's annual budget package a flyer for Homeowners from Skyline Tree Surgeons for discounted tree trimming service.

- Gopher activity has been high this year, and the HOA has bi-monthly service. If you require additional help, Animal Damage Management will extend a discounted price to you between \$65-\$85 per treatment (the Technician will discuss with you). Call ADM at 1-800-292-9845 and let them know you are a Vista Tassajara Resident.

9) ADJOURNMENT

*A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO ADJOURN THE MEETING AT 7:55 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

_____	_____
_____	_____
_____	