

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

April 25, 2019

1) CALL TO ORDER:

The Regular meeting of the Vista Tassajara Board of Directors was held on April 25, 2019 at the Northridge Clubhouse on Tuscany Way in Danville. 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; Member at Large, Julie Hall

Board Members Absent: Secretary, Paul Kortschak

Management Present: Tim Morgan and Kelly Johnson

Others Present: None

1) ADOPTION OR MODIFICATION OF MINUTES

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ADOPT THE ANNUAL AND REGULAR BOARD MEETING MINUTES OF JANUARY 31, 2019. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

2) FINANCIALS AND RELATED BANK STATEMENTS:

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED AND APPROVED THE MARCH 2019 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY PETER AND SECONDED BY BARBARA THAT ALL OWNERS WITH DELINQUENT ASSESSMENT BALANCES OVER \$5,000.00 AND NO RECENT PAYMENT MADE WILL BE SENT A COURTESY LETTER AND IF NO RESPONSE WILL BE TURNED OVER TO COLLECTIONS.

3) HOMEOWNER COMMENTS

- Barbara Michel – common area between Shadow Tree and Lakefield Ct. are in need of care. Bushes and bark are missing. *PM&A to get a bid from Aragon to have bushes and bark installed at requested location.*
- Barbara Michel – wondering if weed abatement dates have been determined. *Weed abatement will occur between May 1 and May 31st. No specific date has been determined. The work will be conducted during the week and will include Saturdays. PM&A will have this posted on Vista Tassajara's website to inform homeowners.*

- Julie Hall – discussed landscape of acct #218-09. Concern expressed about granite item sitting in front yard. Should a violation be sent? *House is beautifully maintained and no other complaints from neighboring homeowners have been received. It was decided PM&A will not be issuing a violation.*

4) NEW BUSINESS

- Gutter Repair Estimate
- BHLF Review Financial Statements: BHLF determined financial statements are in accordance with general accounting principles.
- Tax Returns: 2018 tax returns have been filed.

5) HEARING FOR RULE VIOLATION

- Acct. #113-09: After proper notification, homeowner was not in attendance. *A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO SEND HOMEOWNER A LETTER NOTIFYING OF TWO OPTIONS TO REMEDY THE SITUATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

OPTION A: *ITEMS STORED IN COMMON AREA WILL BE REMOVED AND TAKEN TO THE DUMP. COST WILL BE BILLED TO HOMEOWNER.*

OPTION B: *HOMEOWNER WILL BE FINED \$200 PER DAY UNTIL ITEMS IN COMMON AREA ARE REMOVED.*

6) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ADJOURN THE MEETING AT 7:58 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
