

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

January 28, 2021

1) CALL TO ORDER:

The Regular meeting of the Vista Tassajara Board of Directors was held on January 28, 2021 via Zoom due to COVID-19 and shelter-in-place county restrictions. 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, Paul Kortschak; and Member at Large, Julie Hall

Board Members Absent: None

Management Present: Tim Morgan and Kelly Johnson

Others Present: None

2) ADOPTION OR MODIFICATION OF MINUTES

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO ADOPT THE ANNUAL BOARD MEETING MINUTES OF SEPTEMBER 28, 2020. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO ADOPT THE REGULAR BOARD MEETING MINUTES OF SEPTEMBER 28, 2020. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) FINANCIALS AND RELATED BANK STATEMENTS:

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF SEPTEMBER THROUGH DECEMBER 2020:

- 1) Bank Reconciliations Operating Account*
- 2) Bank Reconciliations Reserve Account*
- 3) Review Bank Statements*
- 4) Actual To Budgeted Operating Revenues and Expenses*
- 5) Reviewed Actual Op Inc To Expenses Statement*
- 6) Review Actual Reserve Income and Expense Statement*
- 7) Review Operating and Reserve Income and Expenses Statement*
- 8) Review Operating and Reserve account General Ledger*
- 9) Review Delinquent Assessment Receivable Report*

MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) HOMEOWNER COMMENTS

- Barbara Michel, 114 Parkhaven Dr. – Park common area is not looking good. Are there any plans to address this area? *Aragon plans to aerate and seed in April, which should help the roots to grow deeply and produce a stronger, more vigorous lawn. Currently, doggie mitt bags being used are oil-based bags. Could the Association look into using plant-based bags? Mike McLaughlin to drop a roll of doggie mitt bags to Barbara Michel's house, so she has the dimensions and number of mitts per roll. She will look into locating plant-based doggie mitts that can be used in the commercial doggie mitt stations. Further discussion to be had to determine if majority of the Board is in approval of transition.*

5) NEW BUSINESS

- Financial Review & Tax Preparation Update
Levy has begun review. Draft will be provided to Board, upon receipt.
- COVID-19 Pool Opening
County will hold a meeting 45 days prior to May to determine restrictions/requirements for opening of public pools. Management will share once determined.
- Board Term Update
Per bylaws, Board members' terms are 4 year terms. No election to be held this year.
- Architectural Committee Update
Per CC&Rs, Architectural Committee is to consist of no less than three and no more than five members. Management to send a flyer to all members of the community to solicit volunteers interested in serving on the Architectural Committee. All responses will be provided to the Board, for review, a vote, and approval.

6) OLD BUSINESS

7) ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO ADJOURN THE MEETING AT 7:39 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

