

VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

May 26, 2022
7:00 PM (via Zoom)

1. CALL TO ORDER

The Regular Meeting of the Vista Tassajara Board of Directors was held on May 26, 2022, via Zoom. The meeting was called to order at 7:09 PM by President, Alex Pfund.

Board Members Present: President, Alex Pfund; Vice President, Peter Langley; and Secretary, Paul Kortschak

Board Members Absent: Member at Large, Julie Hall; Treasurer, Barbara Michel

Management Present: Tim Morgan and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO ADOPT THE RECONVENED ANNUAL BOARD MEETING MINUTES OF JANUARY 27,2022 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO ADOPT THE REGULAR BOARD MEETING MINUTES OF JANUARY 27,2022 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS AND RELATED BANK STATEMENTS

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF JANUARY 2022 THROUGH APRIL 2022.

- 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

- Alex Pfund suggested looking in to changing pool keys or pool locks to be updated and programed regularly to prevent trespassing. It was discussed with several points:
 - Keys very expensive to re key
 - An individual can still get key from someone in association by purchasing
 - An individual who uses pool and is not a member or a member's guest is trespassing and police should be called.
 - The association is building reserves as we have the pool deck potential replacement and also the trellis replacement in the near future.
 - It was decided to not take any action other than to report trespassers to police.

5. NEW BUSINESS

- Delinquent Account #107-09 - *A MOTION WAS MADE BY ALEX AND SECONDED BY PAUL TO SEND ONE MORE LETTER AS FINAL NOTICE AND SEND TO UTS IF NO RESPONSE WITHIN 30 DAYS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.* -Account now current.
- Discussion on reduction of water – Water will increase starting July 1st by 8% percent. Stage 2 mandatory watering reduction to 2-3 times per week.
- Lawn around medians may be at risk
- Pool Arbor Replacement/Redesign and Paint Proposals (work to take place in February of 2023).
- Pool Deck Replacement/Repair and Paint Proposals (work to take place in February of 2023).

6. OLD BUSINESS

- Pool Opening May 1, 2022
- Pool Furniture – Completion of delivery 2-3 weeks

7. ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY PAUL TO ADJOURN THE MEETING AT 7:42 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DocuSigned by: THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

Paul Kortschak

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SECRETARY