

VISTA TASSAJARA HOMEOWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
**September 29, 2022**  
7:00 PM Via Zoom

1. CALL TO ORDER

The Regular meeting of the Vista Tassajara Board of Directors was held on September 29, 2022 via Zoom. The meeting was called to order at 7:08 PM 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 Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

*A MOTION WAS MADE BY JULIE AND SECONDED BY PAUL TO ADOPT THE RECONVENED ANNUAL AND REGULAR BOARD MEETING MINUTES OF MAY 26, 2022 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3. FINANCIALS AND RELATED BANK STATEMENTS

*A MOTION WAS MADE BY JULIE AND SECONDED BY BARBARA STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF APRIL 2022 THROUGH AUGUST 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

None

5. NEW BUSINESS

- 2022 Audit/Review/Tax Preparation Proposal

*A MOTION WAS MADE BY BARBARA AND SECONDED BY PAUL TO APPROVE THE PROPOSAL FROM LEVY, ERLANGER & COMPANY LLP IN THE AMOUNT OF \$1,245.00 FOR REVIEW AND \$455.00 FOR 2022 TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- 2023 Reserve Study Update

*A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO APPROVE THE RESERVE STUDY AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- 2023 Budget

*A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO APPROVE THE BUDGET AS SUBMITTED INCREASING IT FROM \$430 QUARTERLY TO \$475 QUARTERLY. THIS INCREASE IS TO FUND RESERVE ACCOUNT, MAKE ADJUSTMENT TO THE INCREASING AMOUNT OF UTILITIES AND REPAIRS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- Pool Deck and Pool Arbor Replacement

*A MOTION WAS MADE BY BARBARA AND SECONDED BY PAUL TO APPROVE THE BID FROM MCMAHON DATED AUGUST 12, 2022, FOR THE REMOVAL AND REPLACEMENT OF THE ENTIRE POOL DECK. THE REMOVAL OF THE EXISTING TRELLIS AND INSTALLING A NEW TRELLIS NOT LESS IN SIZE BUT A DESIGN THAT IS IN THE 21<sup>ST</sup> CENTURY. TIMELINE START DATE FEBRUARY 1, 2023 COMPLETION WITHIN 60 DAYS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR. It was noted that there will be expenses related to hiring an architect, permits, solar removal and reinstall and possible drainage and pool plumbing repairs.*

6. OLD BUSINESS

None

7. ADJOURNMENT

*A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ADJOURN THE MEETING AT 7:52 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

DocuSigned by:  
  
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SECRETARY - PAUL KORTSCHAK

