

VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
January 26, 2023
7:00 PM Via Zoom

1. CALL TO ORDER

The Regular meeting of the Vista Tassajara Board of Directors was held on January 26, 2023 via Zoom. The meeting was called to order at 7:04 PM by President, Alex Pfund.

Board Members Present: President, Alex Pfund; Vice President, Peter Langley; Treasurer, Barbara Michel, and Member at Large, Julie Hall

Board Members Absent: Secretary, Paul Kortschak

Management Present: Tim Morgan, Crystal Barragan, Anita Aragon, and Cris Aragon

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

A MOTION WAS MADE BY PETER AND SECONDED BY JULIE TO ADOPT THE ANNUAL AND REGULAR BOARD MEETING MINUTES OF SEPTEMBER 29, 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 SEPTEMBER 2022 THROUGH DECEMBER 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.

DISCUSSION

- Transfer of \$200K from the reserves to operating for the pool deck and pool arbor replacement. PM&A management is concerned that after the completion of the trellis and the pool deck the reserves will be nearly depleted.

4. HOMEOWNER COMMENTS

None

5. NEW BUSINESS

- Arch Committee Members – Jim Richardson resignation – Barbara will ask two homeowners if interested to volunteer on the Arch Committee.


6. OLD BUSINESS

- Pool Deck and Pool Arbor Replacement –Goal is for work to start first week of February 2023 and completed by April 2023 in time for May 1st pool opening.
- Notice to Homeowners -No public access during construction, gate will be locked.

7. ADJOURNMENT

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

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

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President, Alex Pfund