

VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
September 13, 2023 at 7:00 PM
Northridge Clubhouse at 99 Tuscany Way

1. CALL TO ORDER

The Regular meeting of the Vista Tassajara Board of Directors was held on September 13, 2023 at the Northridge Clubhouse. The meeting was called to order at 7:02 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

- Executive Board Meeting: May 25, 2023
- Regular Board Meeting: May 25, 2023

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO ADOPT THE EXECUTIVE AND REGULAR BOARD MEETING MINUTES OF MAY 25, 2023 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS AND RELATED BANK STATEMENTS

- August 31, 2022 Financials
- July 31, 2023 Related Bank Statements

A MOTION WAS MADE BY PETER AND SECONDED BY PAUL STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF APRIL 2023 THROUGH AUGUST 2023.

- 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

- Statement due date

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO ASSESS THE \$10.00 LATE FEE ON THE 30TH OF THE MONTH. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Turkey Removal Proposal Review

A MOTION WAS MADE BY PAUL AND SECONDED BY ALEX TO AWARD USDA APHIS WS – CALIFORNIA, CONTRACT DATED 9/8/23 IN THE AMOUNT OF \$4497.27 TO REMOVE THE TURKEYS IN THE COMMUNITY. MOTION PASSED WITH MAJORITY AGREED AND BARBARA OPPOSED.

- 236 Viewpoint Dr - Proposal to repair V-Ditch reviewed by Board and due to funding, it will be deferred for a much later date.
- 15 Lakefield Ct -Ken Ferrone's letter reviewed by Board, and it was deemed homeowners responsibility.

4. HOMEOWNER COMMENTS

NONE

5. OLD BUSINESS

- Tree Donation in the park – October planting & shared address with Board.

6. NEW BUSINESS

- 2023 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 \$1745.00 FOR REVIEW AND FOR 2023 TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2024 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.

- 2024 Budget

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO APPROVE THE BUDGET AS SUBMITTED, INCREASING IT FROM \$475.00 TO \$560.00 QUARTERLY. THIS INCREASE IS TO FUND RESERVE ACCOUNT, AFTER THE COMPLETION OF THE NEW POOL DECK AND NEW POOL TRELIS AND HYPER INFLATION WITH VENDORS AND MATERIALS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Funding Alternatives/Loans

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO ACCEPT A LOAN OPTION FROM PM&A INC. PM&A INC. WILL LEND \$100,000.00 AT A 4 PERCENT INTEREST RATE AND 2 YEAR TERM WITH DEFERRED PAYMENT UNTIL 2 YEARS. PM&A INC. WILL HAVE BERDING AND WEIL DRAFT PROMISSORY NOTE FOR BOARD MEMBERS TO SIGN BY DOCUSIGN AND FUNDS WILL BE DISTRIBUTED IN TO OPERATING ACCOUNT BY END OF MONTH. THIS ACTION ALLOWS THE ASSOCIATION TO RECOVER FROM THE COST OVERRUN ON THE POOL AND TRELIS REHABILITATION. THIS PROVIDES THE ASSOCIATION WITH RELIEF FROM A SPECIAL ASSESSMENT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

7. ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO ADJOURN THE MEETING AT 8:26 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

DocuSigned by:
Peter Langley
5/17/2024
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VICE PRESIDENT, PETER LANGLEY