

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
May 16, 2024
7:00 PM Via Zoom**

1. CALL TO ORDER

The Regular meeting of the Vista Tassajara Board of Directors was held on May 16, 2024 by Zoom. The meeting was called to order at 7:00 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 and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Reconvened Annual Board Meeting: September 13, 2023
- Regular Board Meeting: September 13, 2023

A MOTION WAS MADE BY ALEX AND SECONDED BY BARBARA TO APPROVE THE RECONVENED ANNUAL BOARD MEETING AND REGULAR BOARD MEETING MINUTES OF SEPTEMBER 13, 2023 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS AND RELATED BANK STATEMENTS

- April 30, 2024 Financials and Related Bank Statements

A MOTION WAS MADE BY PETER 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 AUGUST 2023 THROUGH APRIL 2024..

- 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.

Delinquent Account

- #067-09 -In collection with UTS need a lien

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO FILE A LIEN FOR ACCOUNT #067-09. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DISCUSSION

- Pool opened May 1, 2024.
- Security starting -Memorial Weekend & Summer break 9PM to 2AM shared with WR/VT.
- Flyer in July Statements -Lighting issue concern.
- Pool Cement Color -Monitor, vendors states, color will fade over time.
- Lighting in the park area trail inquiry -Possible in future upon funding.

4. COMMUNITY EVENTS COMMITTEE UPDATE

- None

5. HOMEOWNER COMMENTS

108 Parkhaven Dr -Root intrusion issue second occurrence.

MOTION WAS MADE BY ALEX AND SECONDED BY JULIE TO ASSESS THIS SPECIAL CIRCUMSTANCES AND OBTAIN A PROPOSAL FROM BARTLETT TREE EXPERTS TO ASSESS THE ROOT INTRUSION ISSUE ON HOA COMMON AREA AND ON HOMEOWNERS FRONT LAWN AREA AT 108 PARKHAVEN DR, TO UNDERSTAND THE BEST SOLUTION TO REMEDY FOR LONG TERM. AFTER INSPECTION/CONSULTATION PROPERTY MANAGEMENT COMPANY WILL FOLLOW UP WITH HOMEOWNER ON ANY COMPENSATION FOR REMEDY, IF ANY. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6. OLD BUSINESS

- None

7. NEW BUSINESS

- 2023 Reviewed Financials -Reviewed with Board.

8. ADJOURNMENT

A MOTION WAS MADE BY ALEX AND SECONDED BY PETER TO ADJOURN THE MEETING AT 8:14 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

10/31/2024

DocuSigned by:
Peter Langley

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VICE PRESIDENT, PETER LANGLEY