

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
RECONVENED ANNUAL BOARD OF DIRECTORS MEETING
February 26, 2025
Northridge Clubhouse at 99 Tuscany Way**

1. **CALL TO ORDER**

The Reconvened Annual meeting of the Vista Tassajara Board of Directors was held on February 26, 2025 at the Northridge Clubhouse. The meeting was called to order at 7:05 PM by Vice President, Peter D. Langley.

Board Members Present: Vice President, Peter Langley Secretary, Paul Kortschak;
Member at Large, Julie Hall, Treasurer, Barbara Michel via Zoom

Board Members Absent: None

Management Present: Tim Morgan, Crystal Barragan & Anita Aragon

Others Present: None

2. **ESTABLISH A QUORUM**

The Reconvened Annual Meeting quorum requirement is representation from 20% of the 208 lot owners. Management received 82 proxies, which was enough to meet the requirement of 42 proxies. As such, a quorum was established.

MOTION WAS MADE BY BARABARA AND SECONDED BY PETER TO APPOINT ANN MARIE NUGENT AND KEVIN SMITH AS THE INSPECTORS OF ELECTIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. **ELECTION**

This was a contested election. There were 3 candidates running for two open Board positions.

Julie Hall with 46 votes was re-elected. Thomas Mangan with 86 votes was elected. Taffere Mihretu with 6 votes was not elected.

A MOTION WAS MADE BY PETER AND SECONDED BY PAUL STATING BOARD POSITIONS WILL BE AS NOTED BELOW. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE BOARD POSITIONS ARE AS FOLLOWS:

<i>PRESIDENT</i>	<i>PETER LANGLEY</i>
<i>VICE PRESIDENT</i>	<i>JULIE HALL</i>
<i>TREASURER</i>	<i>BARBARA MICHEL</i>
<i>SECRETARY</i>	<i>PAUL KORTSCHAK</i>
<i>MEMBER AT LARGE</i>	<i>THOMAS MANGAN</i>

4. YEAR END EXCESS OPERATING INCOME RESOLUTION

- Adopt a resolution regarding 2025 excess operating income.

A MOTION WAS MADE BY PAUL AND SECONDED BY JULIE TO ROLL ANY EXCESS INCOME TO THE RESERVES ACCOUNT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

5. ADJOURNMENT

A MOTION WAS MADE BY PETER AND SECONDED BY PAUL TO ADJOURN THE MEETING AT 7:22 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

DocuSigned by:

Peter Langley

12/30/2025

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PRESIDENT, PETER LANGLEY