

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 26, 2025**

1. CALL TO ORDER

The Regular 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 7:22 PM by President Peter Langley.

Board Members Present: President, Peter Langley, Vice President, Julie Hall, Secretary, Paul Kortschak, Treasurer, Barbara Michel via Zoom.

Board Members Absent: Member at Large Thomas Mangan

Management Present: Tim Morgan, Crystal Barragan & Anita Aragon

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Annual Board Meeting: October 24, 2024
- Regular Board Meeting: October 24, 2024

A MOTION WAS MADE BY PETER AND SECONDED BY JULIE TO ADOPT THE ANNUAL AND REGULAR BOARD MEETING MINUTES AS SUBMITTED ABOVE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3. FINANCIALS AND RELATED BANK STATEMENTS

- January 31, 2025 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 COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF AUGUST 2024 THROUGH JANUARY 2025.

- 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:

An annual review of the general accepted accounting principles of management accounting system. A copy of the report will be emailed to the Board upon receipt.

4. HOMEOWNER COMMENTS

Discussion regarding Home Insurance requirements regarding wood fences.

5. OLD BUSINESS

- Account #009-09 Root Barrier and Lawn Replacement – Complete and homeowner part paid.

6. NEW BUSINESS

- Account #253-09 Vandal repairs in the amount of \$2,569.75 – Unpaid

After careful review and consideration by the Vista Tassajara Board Members, and after providing additional time to address the costs for the vandalism damages, it has been determined that the monetary agreement outlined in Beth Murrell's email from August 13, 2024, has not been fully honored. As a result, the Board has decided to pursue all necessary legal action and police involvement in this criminal matter regarding the vandalism damage costs incurred on August 11, 2024.

A MOTION WAS MADE BY PAUL AND SECONDED BY JULIE TO PURSUE ALL LEGAL AND POLICE INVOLVEMENT TO CURE ALL COSTS RELATED TO DAMAGES ON AUGUST 11, 2024. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

7. ADJOURNMENT

A MOTION WAS MADE BY PAUL AND SECONDED BY PETER TO ADJOURN THE MEETING AT 7:55 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

DocuSigned by:
 12/30/2025
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PRESIDENT, PETER LANGLEY