

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 23, 2025 at 7:00 PM by Zoom**

1. CALL TO ORDER

The Regular meeting of the Vista Tassajara Board of Directors was held on September 23, 2025, by Zoom. The meeting was called to order at 7:00PM by President Peter Langley.

Board Members Present: President, Peter Langley, Treasurer, Barbara Michel,
Member at Large Thomas Mangan

Board Members Absent: Vice President, Julie Hall, Secretary, Paul Kortschak,

Management Present: Tim Morgan, Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Reconvened Annual Board Meeting: February 26, 2025
- Regular Board Meeting: February 26, 2025

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

3. FINANCIALS AND RELATED BANK STATEMENTS

- August 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 JANUARY 2025 THROUGH AUGUST 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.

4. HOMEOWNER COMMENTS

- None

DISCUSSION POINTS:

- Flock Camera Installation – Bid Request
The Board discussed the installation of Flock security cameras at the Pool/Spa area and Park Play Structure. Management will request proposals for the installation.
- 2026 Budget Packet – Q&A Insert
The Board directed Management to draft a Q&A document to be included in the 2026 Budget Packet. The Q&A will be printed on colored paper.
- Final Violation Notices
Management will send final violation notices to homeowners with outstanding compliance issues. If violations are not corrected by the stated deadline, a hearing date will be scheduled.
- Landscape Median Project
The Board discussed possible plans for the median landscape renovation. Irrigation to the lawn areas will be stopped in May, with lawn removal scheduled for July. The Board plans to survey the community regarding interest in a drought-tolerant (water-resistant) landscape upgrade as part of the project.
- EBMUD Meters – Common Area Addresses

5. OLD BUSINESS

- Vandal Update on Account #253-09 – Paid
- No Trespass Authorization for Town of Danville Police effective June 2025 with new signage

6. NEW BUSINESS

- 2025 Audit/Review/Tax Preparation Engagement Letter to Levy
A MOTION WAS MADE BY BARBARA AND SECONDED BY PETER TO APPROVE THE PROPOSAL FROM LEVY, ERLANGER & COMPANY LLP IN THE AMOUNT OF \$1380 FOR REVIEW AND \$445 FOR 2025 TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2026 Reserve Study Update
A MOTION WAS MADE BY PETER AND SECONDED BY BARBARA TO APPROVE THE 2026 RESERVE STUDY AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2026 Budget
A MOTION WAS MADE BY PETER AND SECONDED BY BARBARA TO APPROVE THE 2026 BUDGET AS SUBMITTED INCREASING DUES FROM \$560.00 TO \$590.00 BEGINNING JANUARY 2026. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2025 Tree Trimming

A MOTION WAS MADE BY BARBARA AND SECONDED BY PETER TO APPROVE THE TREE TRIMMING PROPOSAL DATED AUGUST 11,2025 FROM SKYLINE TREE SURGEONS IN THE AMOUNT OF \$9968.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Fine Policy Amendment as per AB 130

A MOTION WAS MADE BY PETER AND SECONDED BY BARBARA TO ADOPT THE AMENDED FINE POLICY TO MEET CA LAW COMPLIANCE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Verizon Wireless Site Proposal

The Management Company received a proposal from Verizon Wireless to lease a section of community land near the existing PG&E tower for the installation of a cellular tower. The proposed lease includes a starting rent of \$800 per month. The Board has expressed interest in exploring this opportunity pending the results of homeowner feedback. Management will mail out a memo to all homeowners outlining the proposal and requesting input. Homeowner feedback will be collected over the next 30 days. Residents are encouraged to review the proposal and submit comments, questions, or concerns. Feedback can be submitted via email or mail (details to be included in the homeowner memo).

7. ADJOURNMENT

A MOTION WAS MADE BY PETER TO ADJOURN THE MEETING AT 8:21PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

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 3/9/2026
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PRESIDENT, PETER LANGLEY