

**VISTA TASSAJARA HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING
MARCH 5, 2026 at 7:00 PM (Via Zoom)**

1. CALL TO ORDER

The Regular meeting of the Vista Tassajara Board of Directors was held on March 5, 2026 at by Zoom. The meeting was called to order at 7:16 PM by President Peter Langley.

Board Members Present: President, Peter Langley, Vice President, Julie Hall,
Secretary, Paul Kortschak, Treasurer, Barbara Michel and
Member at Large ,Thomas Mangan

Board Members Absent: None

Management Present: Tim Morgan & Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Regular Board Meeting: September 23, 2025

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

3. FINANCIALS AND RELATED BANK STATEMENTS

- January 31, 2026 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 2025 THROUGH JANUARY 2026.

- 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

- Comments – Lighting Concerns, homeowners will receive a flyer for reminder on best practice.
- Comments -One homeowner out of the 208 homeowners in the community continually reports after-hours activity in the spa area. In response, the Association has implemented additional monitoring measures.
- A camera has been installed in the pool/spa area equipped with a talk-down speaker and a pre-recorded message that alerts individuals of trespassing during closed hours, which are from 10:00 PM to 5:00 AM. The system also provides alerts via phone, text, and email. We are currently working with Flock Engineering using AI technology to further refine and improve the system and will continue to monitor its effectiveness.
- The reporting homeowner was informed that the Association operates as a self-policing community. The homeowner was also encouraged to consider organizing an after-hours neighborhood committee to assist with monitoring concerns.
- At this time, the Association does not have the funding to provide year-round on-site security. Seasonal security is currently in place from Memorial Day weekend through Labor Day.

DISCUSSION POINTS:

- Neighborhood Beautification Contest – The architectural committee presented the ideal to the Board as a creative way to encourage homeowners to undertake home improvement projects to enhance curb appeal. Management suggested keeping it simple to 1-2 ideas and one page.
A MOTION WAS MADE BY PAUL AND SECONDED BY PETER TO APPROVE THE NEIGHBORHOOD BEAUTIFICATION CONTEST. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- The 2025 tax compliance process is approximately 80% complete

5. OLD BUSINESS

- Flock Camera Installation -Completed
- Verizon Wireless Site Proposal – Survey: Feedback received was in opposition to the proposal.

6. NEW BUSINESS

- Proposal for Median Landscape Project -Tabled for next Meeting, Scott Tabler will be invited to the next meeting.
Proposals for Pool and Spa Resurfacing, Tile & Coping Replacement
A MOTION WAS MADE BY PETER AND SECONDED BY BARBARA TO APPROVE THE PROPOSAL FROM BURKETT’S DATED JANUARY 20,2026 IN THE AMOUNT OF \$71,400.00 FOR THE 2026 POOL AND SPA RESURFACING PROJECT.MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- Proposal for Pool/Spa Security -Tabled, continue to monitor implemented camera features on effectiveness.
- Holiday Decorations Policy Revision
A MOTION WAS MADE BY TOM AND SECONDED BY JULIE TO AMEND THE HOLIDAY LIGHT RULE SO THAT THE REMOVAL DEADLINE WILL BE THE END OF JANUARY GOING FORWARD. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2026 -Architectural -Community Spring Maintenance Reminder – Reminder will be mailed out with 2 additional flyers (Neighborhood Beautification Contest and Lighting best practice.

7. ADJOURNMENT

A MOTION WAS MADE BY PETER AND SECONDED BY PAUL TO ADJOURN THE MEETING AT 8:43PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES:

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 6/14/2026
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PRESIDENT, PETER LANGLEY