

Vista Ridge

Homeowner's Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 25, 2006

Present:

Nora Mainland	President
Gary Bertz	Vice President
Steve Blain	Secretary
Kent Fortin	Treasurer
Bill Steck	Director
Tina Nakamura	Valencia Management Group

There being a quorum of the Board present, the meeting was called to order by the President at 7:10 p.m. at the office of Valencia Management Group in Valencia, Ca.

Homeowner Forum

The homeowners present were afforded the opportunity to address the Board on Association related matters.

Approval of Minutes

A motion was made and seconded to approve the November 30, 2005 Meeting Minutes, as amended. The motion passed unanimously.

Financial Report

The Treasurer reported that the Association had assets of \$181,552 of which \$175,800 is in cash. Through the first eleven months of the fiscal year, expenses exceeded revenues by \$907. Motion was made and seconded to accept the November Financial Report. The motion passed unanimously.

Committee Reports

Slopes: Nora Mainland read the Minutes of the slope committee reporting that Grounds Control started the winter clean and replanting of the slopes was ready to commence.

Architectural: Nora Mainland reported that the color scheme books were completed with the corrections and 3 more books have been ordered for the committee. Management reported that the Civil Code requires committees with decision making powers keep minutes beginning July 1, 2006.

Neighborhood Watch & Newsletter: Nora Mainland reported that Mona Witkowski met with the Vista Hills Community representative to organize a combined neighborhood watch.

Social Committee: Nora Mainland reported that the Easter egg hunt was scheduled for April 15, 2006.

Unfinished Business

Adoption of Delinquency Policy. Motion was made and seconded to adopt the revised Delinquency Policy. The motion passed unanimously.

Adoption of Amended Rules Enforcement Policy. Motion was made and seconded to adopt the amended Rules Enforcement Policy. The motion passed unanimously.

Draft Reserve Study. Management provided the Board with Les Weinberg from Reserve Studies, Inc. availability to schedule a conference call to discuss the draft Reserve Study to finalize. The Board tentatively agreed to schedule the conference call for Tuesday, January 31, 2006 at 5:00 pm. The Board directed Management to email the dates, and the Board will confirm a date once they have reviewed their availability

Recreation Center Proposals. The Board reviewed the proposals submitted by IMS Construction to repair the wood arbors, re-rook the restrooms, and install an emergency switch at the spa. Management strongly recommended approving the proposals in order to complete the repairs prior to the pool area reopening for Spring. The Board directed Management to obtain proposals from RTG Construction, California Western Roofing, and Hagen. Management recommended calling an emergency meeting once the proposals are obtained to review and approve one of the proposals. The Board agreed.

New Business

Pool Rules Sign. The Board reviewed the proposal submitted by CNC Signs for a pool rules sign at the recreation center for a cost of \$581.00. The Board felt the proposal was too costly and determined to obtain proposals on their own.

There being no further business, the meeting was adjourned to Executive Session at 7:55 p.m. In Executive Session, the Board discussed delinquencies and contracts.

Steve Blain, Secretary