

# Vista Ridge

Homeowner's Association

## MINUTES OF THE BOARD OF DIRECTORS MEETING

March 22, 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 7:00 p.m. at the office of Valencia Management Group in Valencia, Ca.

### **Homeowner Forum**

No homeowners were present.

### **Approval of Minutes**

A motion was made and seconded to approve the January 25, 2006 Meeting Minutes, as amended. The motion passed unanimously.

### **Financial Report**

The Treasurer reported that the Association had assets of \$197,822 of which \$186,309 is in cash. Through the first month of the fiscal year, expenses exceeded revenues by \$3,534. Motion was made and seconded to accept the January 2006 Financial Report. The motion passed unanimously.

### **Committee Reports**

Slopes: Nora Mainland reported on behalf of the committee that the tree planting would commence soon.

Architectural: Nora Mainland reported there is an increase in architectural submittals due to the Spring and Summer months approaching.

Neighborhood Watch & Newsletter: Nora Mainland informed the Board that she did not have anything to report on the Neighborhood Watch or Newsletter Committees.

Social Committee: Nora Mainland confirmed that the Easter egg hunt was still scheduled for April 15. Unfinished Business

Reserve Study. Management reported that the reserve study was finalized but that Les Weinberg of RSI would consider revising the Financial Analysis if any changes were proposed by the Board. The Board determined to reevaluate the contribution to the Vista Ridge Homeowner's Association Meeting Minutes

slope contingency, landscape remodel, and major tree trimming line items. Director Fortin volunteered to also reevaluate some of the zero life remaining line items and report his findings to the Board. The Board discussed the possibility of adding a line item to fund for the repair of the swales.

Recreation Center Proposals. The Board reviewed the proposals submitted by IMS Construction and JLG Construction to repair the wood arbors and re-roof the restrooms. The board determined to meet with JLG Construction to include a quote for framing for the extension of the roof. The Board unanimously agreed to approve the proposal submitted by JLG Construction for all repairs in an Action Without a Meeting once the revised proposal is received.

The Board also agreed to have JLG look at the concrete in front of the tennis court and the swales to provide a quote to repair.

Pool Rules Sign. The Board unanimously agreed to again table the replacement of a pool rules sign until the May meeting.

### **New Business**

Members Code of Conduct. The Board reviewed the Members Code of Conduct proposed by Management. The Board agreed to adopt the rule if a provision was included, which would exclude non-members from speaking during the homeowner forum.

Spa Timer. Nora Mainland reported that a homeowner requested to have the spa on during the weekends. The Board unanimously agreed to have Director Bill Steck install a timer at the spa.

CD Investments. The Board reevaluated the CD investments, and unanimously agreed to have Director Fortin contact the Bank of Santa Clarita for Board consideration at the next meeting.

Bright Maintenance Proposal. Per the Board's request, a proposal to remove the old deck-o-seal around the pool, spa, and wading pool and install a new seal was submitted by Bright Maintenance for Board consideration. The Board unanimously agreed to approve the proposal in an Action Without a Meeting once the repairs to the arbors and the roof had been completed.

There being no further business, the meeting was adjourned to Executive Session at 8:10 p.m. In Executive Session, the Board discussed delinquencies and contracts.