

The Vistas Homeowners Association
Board of Directors Meeting Minutes
January 27, 2005
Bud Beasley Elementary School

Board Members Present: Dave Sexton, Mary LeMay, Barbara Gonzales,
Tonda Adams and Robert Hemsath

Board Members Absent:

Call Meeting to Order

Dave Sexton called the meeting to order at 6:33 p.m.

Membership Forum

- ❖ A homeowner expressed concern over the upkeep of some of the investment properties on his street. He asked if the association could require investment properties to have landscapers so that the yards are maintained. Dave Sexton explained that we cannot force these properties to have a landscaper, but we can require that the homeowner maintain their yard to the standards of The Vistas. The homeowner was encouraged to follow-up with the association office on any yards he feels are not being maintained.

Approval of previous Meeting minutes

The Board approved the meeting minutes dated October 28, 2004 as written.

Motion: Mary LeMay made a motion to approve the October 28, 2004 meeting minutes as written, Barbara Gonzales seconded. Motion was approved with Robert Hemsath abstaining since he was absent for that meeting.

Financial Report

1. Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$186,702.99
Architectural Deposits	\$ 23,771.26
Reserve Funds	\$ 63,366.03
Total Assets	\$273,840.28
Total Liabilities	\$ 45,564.78
Total Capital	\$228,275.50
Total Liabilities & Capital	\$273,840.28

Motion: Robert Hemsath made a motion to approve the Financial Report as read, Mary LeMay seconded. Motion was unanimously approved.

Committee Reports

Motion: Barbara Gonzales made a motion to approve the committee charters for Miramonte Development, Social Events, Landscape, Audit/Reserve Committees as written, Mary LeMay seconded. Motion was unanimously approved.

Barbara commented that the landscape committee will be important and will need to work closely with the RTC when they look to widening Los Altos Parkway.

Barbara Gonzales read her report on the Miramonte Committee.

Dawn Ripley volunteered to be a part of the Social Events Committee and Jacqui Miller volunteered to be on the Landscaping Committee. There was no interest by the homeowners present so the Board of Directors will be responsible for the Audit/Reserve Committee.

Correspondence

No Correspondence

Property Report

Denise Purdy reported that approximately 150 violations were noticed from October 1, 2004 to December 31, 2004. 6% were for lawn/yard violations, 30% garbage containers being left out, 16% for utility trailers, RV's, boats etc. out, 23% lot maintenance issues, 18% unapproved signs, and 7% general miscellaneous violations.

Old Business

- A. The association has completed landscaping on Palo Alto and the top section of Los Altos Parkway by Goodwin. A section of common area on Vista Terrace has been partially landscaped with a bench, rock and plants. This section requires additional rock which will be done at a later date.
Stacie Ciesynski reported that our landscaper is in the process of trying to get a bid to see what it would cost to get bark in those hard to reach areas along the parkway. He has located a company that has the machinery to put the bark on the steep slopes of the parkway. A homeowner felt that the association should replace the bark with rock since the bark blows and needs to be replaced often.

New Business

- A. The Revised Assessment Collection Policy was deferred until the next Board of Directors meeting.
- B. Barbara Gonzales explained that various alternative construction materials have been brought to the attention of the Architectural Control Committee for approval. It is the opinion of some individuals in the association that new and better construction materials are available since The Vistas and the governing documents were created some years ago. This committee, in conjunction with legal counsel, would evaluate whether or not there is any interest by homeowners in the association in allowing these new materials.
Motion: Barbara Gonzales made a motion to form the Alternative Construction Materials committee to study alternative materials that are acceptable and that blend with The Vistas.

A homeowner expressed her concern that she hopes we are not opening Pandora box with these new materials. Dave explained that that is why he feels a study needs to be conducted to see what the appetite is for these new products. Robert Hemsath seconded the motion with the caveat this committee would be responsible for establishing a process on how to evaluate new materials so that there is a consistent basis for the decision making. Motion was unanimously approved.

Next Meeting Schedule

The next meeting is scheduled for April 28, 2005, which is the annual and quarterly meeting at 6:30 at Bud Beasley Elementary School. Meetings are normally held the fourth Thursday of every third month. The next meetings are scheduled for July 28, 2004 and October 27, 2005. Please mark your calendars to attend.

Being no further business, Dave Sexton asked for a motion to adjourn the meeting, Mary LeMay made a motion to adjourn, Robert Hemsath seconded, meeting was adjourned.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors