

**VISTA COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 7, 2009
MINUTES**

- NOTICE** With notice given and received, the Regular meeting of the Board of Directors of the Vista Community Association was held on December 7, 2009, at the Turtle Rock Community Park, 1 Sunnyhill, Irvine, CA.
- PRESENT** Eldon Ferguson, President
Mel Posin, Vice President
David Gwidt, Secretary
Bob Way, Treasurer
- Liza Salinas, Action Property Management, Inc.
Two (2) Homeowners
- ABSENT** John Lee Hendricks, Member at Large
- CALL TO ORDER** The meeting was called to order at 7:03 P.M.
- EXECUTIVE
SESSION
DISCLOSURE** The Executive Session held after November 2, 2009 meeting was to discuss legal matters, legal fees and homeowner financial requests.
- HOMEOWNER
FORUM** The homeowners presented at present to provide Committee reports therefore Open Forum was not held.
- FINANCIAL
UPDATE** The Board of Directors reviewed the financials for the period ending November 20, 2009 however they had no questions at this time.
- CONSENT
CALENDAR** Following discussion and review, a motion was made by David Gwidt, seconded by Bob Way to approve the Consent Calendar which included the Board meeting minutes of November 2, 2009, the Executive Session meeting minutes of November 2, 2009, and the acceptance of the financial statements for the period ending November 20, 2009. Motion carried unanimously.
- COMMITTEE
REPORTS** Operations Committee
Rad Dwyer Committee Chair was present to discuss the day to day operation of the Operations Committee and his contribution. Rad Dwyer held a meeting with David Mc Leroy of Professional Services and discussed the procedure for Management and the Association to proceed with Professional Services. The procedure was recommended by Rad that Management send all the work orders pertaining to the community except for roofing which is to be sent to GM Roofing and plumbing issues which is to be sent to C&R Drain.

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**COMMITTEE
REPORTS
(CONT'D)**

Operations Committee (cont')

Management is to send all the work order and aside from handyman issues which will go to Tablo Aleman will go to Professional Services and then David will review the project and proposal with the Board liaison which the Board has appointed Bert Schron and then Eldon Ferguson and then Rad Dwyer for Board approval however motion was made by Eldon Ferguson, seconded by David Gwidt to authorize Professional Services up to \$1,500.00 for repair, anything above that the Board of Directors is supposed to approve. Motion carried unanimously.

Maintenance and Repairs Committee

Nothing was discussed at this time.

Stadium Relocation Committee

Nothing was discussed at this time.

Vista Visions Committee

Nothing was discussed at this time.

Architectural Committee

Nothing was discussed at this time.

Landscape Committee

Chairman, Carrol Mueller is to meet with Todd Broker on Friday, December 11, 2009 regarding the issue with the trees and the air conditioner pads and what they need to do. She will provide a report to the Baird after the meeting.

Safety Committee

Bob Way provided an update on the fire lane signs that are to be installed throughout the community. Eight (8) will be installed on the one way sign and one (1) on the fire lane street on a post by itself and one (1) will be held as back up for replacement of any damaged sign.

Draft Budget

Following discussion and review, a motion was made by Eldon Ferguson, seconded by David Gwidt to reallocate some funds from the tree maintenance to common area maintenance to contingencies while increasing the reserve deposits to \$300,000.00 in total. With all the changes the Board approved the assessment to stay at \$450.00. Motion carried unanimously.

Draft Reserve Study

Following discussion and review of the draft reserve study presented with the change of special assessments to include the \$4,000.00 assessment as well as the \$7,000.00 assessment. A motion was made by Eldon Ferguson, seconded by Bob Way to approve the draft. Motion carried unanimously.

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SCHEDULE

NEXT MEETING The next Board of Directors meeting is scheduled for January 4, 2010.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 8:00 P.M.

ATTEST Respectfully submitted by Liza Salinas, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS 1/4/2010