

VISTA ROYALE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 23 2021

The Regular Meeting of the Board of Directors of the Vista Royale Homeowners Association was held on Monday, August 23 2021, at Trinity Lutheran Church, 4101 Nohl Ranch Road, Anaheim, CA 92807. The President, Fred Koehler, called the Meeting to order at 7:03 p.m.

CALL
TO ORDER

Directors Present: Matt Barrass
Ike Huang
Fred Koehler

Director(s) Absent: Arun Aneja
Linda Stoterau

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM
Senior Account Manager

Others Present: None

It was announced the Board met in Executive Session immediately following the July 26, 2021 Regular Meeting to approve the June 28, 2021 Executive Session Minutes and hold non-compliance Hearings.

EXECUTIVE
SESSION

As there were no owners present who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

The scheduled Hearing was held for the owner with account VR4412074 for the installation of a spa without prior architectural approval. The owner was not present. As the violation had not been corrected, an architectural application had not been submitted and no response had been received, a Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results, and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

HEARINGS
ACCOUNT
VR4412074

The scheduled Hearing was held for the owner with account VR4412074 for the wall modifications without prior architectural approval. The owner was not present. As the violation had not been corrected, an architectural application had not been submitted and no response had been received, a Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results, and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

The scheduled Hearing was held for the owner with account VR4412074 for a view impairment. The owner was not present. As the violation had not been corrected, an architectural application had not been submitted and no response had been received, a Motion was duly made, seconded, and unanimously carried to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing.

Cardinal was requested to advise the owner of the Hearing results, and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

HEARINGS
ACCOUNT
VR4412074
CONTINUED

The scheduled Hearing was held for the owner with account VR4412074 for the installation of a tile driveway without prior architectural approval. The owner was not present. As the violation had not been corrected, an architectural application had not been submitted and no response had been received, a Motion was duly made, seconded, and unanimously carried to impose a \$100.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results, and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

The scheduled Hearing was held for the owner with account VR4417419 for the exterior maintenance of the fascia and wall. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING
ACCOUNT
VR4417419

The scheduled Hearing was held for the owner with account VR4422996 for plant material and Red Barrier installation without prior architectural approval. The owner was not present. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance for 30-days. Cardinal was requested to advise the owner of the Hearing results, schedule another Hearing for the next Meeting to review the matter and advise the owner an architectural application needed to be submitted for review and approval.

HEARING
ACCOUNT
VR4422996

The scheduled Hearing was held for the owner with account VR4417319 for a gate and fence installation without prior architectural approval. The owner was not present. As the violation had not been corrected, no response had been received, and the scheduled meeting with the Architectural Committee had been postponed, a Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results, and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

HEARINGS
ACCOUNT
VR4417319

The scheduled Hearing was held for the owner with account VR4417319 for cutting into the slope of a neighboring property. The owner was not present. As the violation had not been corrected, no response had been received, and the scheduled meeting with the Architectural Committee had been postponed, a Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results, and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

The scheduled Hearing was held for the owner with account VR4417319 for failure to obtain architectural approval prior to the installation of new landscaping. The owner was not present. As the violation had not been corrected, no response had been received, and the

scheduled meeting with the Architectural Committee had been postponed, a Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results, and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

HEARINGS
ACCOUNT
VR4417319
CONTINUED

The scheduled Hearing was held for the owner with account VR4410672 for parking a commercial vehicle within the community and for a nuisance vehicle as stated in section 10.5 of the CC&R's. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a \$100.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which time additional fines could be imposed. Cardinal was also directed to advise the owner the truck needed to be parked in the garage or removed from the community.

HEARING
ACCOUNT
VR4410672

The scheduled Hearing was held for the owner with account VR4417137 for failure to remove the shed in the backyard. The owner was not present. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

HEARINGS
ACCOUNT
VR4417137

The scheduled Hearing was held for the owner with account VR4417137 for parking on a previously approved concrete addition that had a stipulation stating vehicles were not to be parked on either side of the yard or backyard. The owner was not present. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation & Fine Policy, and to schedule another Hearing. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the July 26, 2021 Regular Meeting as presented.

APPROVAL OF
MINUTES

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the July 2021 Financial Statement as presented, subject to audit.

FINANCIAL
REVIEW

The Directors reviewed and discussed the current Aging Report. No action was required.

AGING REPORT

The Directors reviewed the current architectural log. No action was required.

ARCH. LOG

The Directors reviewed the Harvest Landscape July 2021 monthly report. Cardinal was requested to invite a representative from Harvest Landscape to attend the September 2021 Meeting to discuss proposal 90202 for over seeding of the turf areas.

HARVEST REPORT

Cardinal distributed the site map indicating the controller locations that was provided by Harvest Landscape. No action was required.

The Directors reviewed the correspondence from Tree Pros, Inc. regarding a price increase. No action was required.

TREE PROS, INC.
CORRESPONDENCE

The Directors reviewed the correspondence from Tree Pros, Inc. regarding an update of proposal 252251. It was noted the owner refused to allow the Association's service provider on their property. No further action was required.

The Directors reviewed the Annual Calendar. No action was required.

ANNUAL CAL.

It was noted the next site inspection would be conducted on September 9, 2021 at 9:00 a.m. and Director Koehler would advise Cardinal of the designated Director to be in attendance.

SITE
INSPECTION

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Meeting at 7:22 p.m. to an Executive Session at which Hearings would be held.

ADJOURN TO
EXEC. SESSION

Submitted by: Theresa Hirschman, CMCA, AMS, PCAM, Senior Account Manager

SUBMITTED

Attest:

ATTEST

Fred Koehler, President

Date

SECRETARY CERTIFICATION

SECRETARY
CERTIFICATION

I, Linda Stoterau, the appointed Secretary of the Vista Royale Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Vista Royale Homeowners Association Board of Directors Meeting held on August 23, 2021 as approved by the Board Members in attendance of the Meeting.

Linda Stoterau, Secretary

Date