

VISTA ROYALE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 25, 2022

The Regular Meeting of the Board of Directors of the Vista Royale Homeowners Association was held on Monday, April 25, 2022, at Trinity Lutheran Church, 4101 Nohl Ranch Road, Anaheim, CA 92807. The President, Fred Koehler, called the Meeting to order at 7:00 p.m.

CALL TO
ORDER

Directors Present: Arun Aneja
Ike Huang
Fred Koehler
Linda Stoterau

Directors Absent: Matt Barras

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

Others Present: Ashley Subingsubing – Harvest Landscape

It was announced the Board met in Executive Session immediately following the Regular Meeting on March 28, 2022, to approve the February 28, 2022 Executive Session Minutes, and discuss legal matters.

EXECUTIVE
SESSION
ANNOUN.

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 VR4412024 for the installation of solar panels without Architectural approval. The owner was not present. As the violation had not been corrected, and no Architectural Application 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 and Fine Policy, and to schedule another Hearing, at which time additional fines could be imposed. Cardinal was directed to advise the owner of the Board's decision.

HEARINGS
VR4412024

The scheduled Hearing was held for the owner with account VR4417137 for a shed in the backyard. The owner was not present. A Motion was duly made, seconded, and unanimously carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation and Fine Policy as the violation had not been corrected, and to schedule another Hearing for the next Meeting, at which time additional fines could be imposed. Cardinal was directed to advise the owner of the Board's decision.

HEARINGS
VR4417137

The scheduled Hearing was held for the owner with account VR4417137 for concrete additional parking. The owner was not present. A Motion was duly made, seconded, and carried to continue to impose a \$200.00 fine, in accordance with the Association's Violation and Fine Policy as the violation had not been corrected, and to schedule another Hearing for the next Meeting, at which time additional fines could be imposed.

A Motion was duly made, seconded, and carried to approve the Minutes of the March 28, 2022 Regular Meeting as presented. Director Aneja abstained, as he was not at the Meeting.

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 March 2022 Financial Statement as presented, subject to audit.

FINANCIAL
STATEMENT

The Directors reviewed the current aging report. No action was required.

AGING RPRT

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

ARCH. LOG

Ashley Subingsubing with Harvest Landscape was present and delivered the proposal for converting the turf areas. The Board requested renderings. There was discussion regarding the slope upgrades and renovations. It was noted Mr. Subingsubing would resend the proposals.

HARVEST
LANDSCAPE

The Directors tabled the proposals for tree trimming from Harvest Landscape and Tree Pros, as a revised proposal had been requested from Tree Pros.

TREE
TRIMMING

The Directors reviewed the correspondence from the owner of account #VR4411661 requesting waiver of \$400.00 in fines. A Motion was duly made, seconded, and unanimously carried to waive \$200.00 of the previously imposed fines as a good faith gesture. Cardinal was directed to advise the owner of the Board's decision.

H/O
CORRES.
VR4411661

The Directors reviewed the correspondence from the owner of account #VR4417688 regarding neighbor and Association trees. Cardinal was directed to advise the owner that the Board was reviewing proposals for tree trimming.

H/O CORRES.
VR4417688

The Directors reviewed the correspondence from the owner of account #VR4422996 requesting to keep a shed. Cardinal was directed to advise the owner the Board had denied their request to keep the shed.

H/O CORRES.
VR4422996

The Directors noted the 2022 Fannie Mae Legislative Update was not applicable as the Association was comprised of single family homes.

FANNIE MAE

The Directors reviewed the 2022 Legislative Summary and 2021 Case Law Review. After reviewing the Safe at Home Program and Document Delivery section, a Motion was duly made, seconded, and unanimously carried to approve the revision of the Annual Policy Statement and notify the membership of the owner portal and/or Association website as the official posting area of general notices. After reviewing the Emergency Powers and Procedures section, it was noted the Directors were Meeting in person. The section discussing Election and Voting Procedures was reviewed. After reviewing the Housing Omnibus Bill section, a Motion was duly made, seconded, and unanimously

LEGISLATIVE
UPDATE

carried to approve requesting the attorney to review the CC&R's to determine if it was necessary for the document to be amended to comply with that section and to approve a revision of the Association's Assessment Collection Policy to incorporate the debt validation letter. After review of the Exterior Elevated Elements section, it was noted this was not applicable, as the Association was comprised of single family homes.

It was noted the next Site Inspection would need to be rescheduled, as the Board Members that participated would be out of town.

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

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Regular Meeting at 7:34 p.m. to the Executive Session.

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

ATTEST

Fred Koehler, President

Date

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 Regular Meeting, held on April 25, 2022, as approved by the Board Members in attendance of the Executive Session.

Linda Stoterau, Secretary

Date

LEGISLATIVE
UPDATE
CONT.

SITE INSP.

ANNUAL CAL.

ADJOURNED
TO EXEC.
SESSION

SUBMITTED

ATTEST

CERTIFICATE