

**Vista Lakes Community Association
Board of Directors Meeting
October 8, 2009 at 6:30 p.m.
8841 Lee Vista Blvd.**

OPEN FORUM at 6:30 p.m. 5 residents in attendance.

Questions from residents, Billing of Central park residents. Neighborhood representative elections, so far 5 candidate forms have been received by Leland.

Establish quorum, Ron, Valerie, Carol, Kent, Renee, Isabelle present, - Jerry absent.

Call to Order and Proof of Notice, 6:50 pm

Approval of Prior Meeting Minutes, Motion (Valerie/Renee) to approve previous meeting minutes as submitted. All in Favor.

Financial Update -Treasurer

- Monthly Financial Status, Valerie discussed the August financial status.
- Final Review of 2010 Draft Budget, Ron discussed the budget analysis which included the reserve for bad debt adjustment as well as the reserve study increases.

A/I - Sharon to provide breakdown for the phone/wireless expense line items prior to the budget meeting.

A/I - Gary to check with county on status of address for fountain on Lee Vista blvd.

A/I - Gary to send out current months agronomist report to Board.

Old Business

- Association Manager's Report, **Motion (Ron/Valerie) to move forward with receivership action on next round of homes in foreclosure. All in Favor.**
- Community Director's Report, Valerie questioned a notice on the report regarding health insurance costs. Discussion of the hiring of the new maintenance worker. Sharon to make a recommendation to Ron regarding a new employee.
- Valerie questioned the introduction of a tennis instructor. Instructor needs to make sure that all students are residents of Vista lakes and will need to check ID's.

A/I Sharon will verify license and insurance and check the rates the tennis instructor.

A/I – Sharon to get pricing from more than one vendor for the cost of 12 entrance signs with reinforcement for the Plexiglas cover.

- Covenant Enforcement Issues, discussion of abandoned homes. Gary will continue to work with code enforcement and the landscape company to maintain empty homes.
- Committees
 - Amenities, Carol is meeting with the committee next week. Ron suggested the committee look at any repairs needed as part of the developer funds.

- Communication, Jerry was not at meeting, he had sent out a website report prior to the meeting.
 - Contracts, Sharon is getting bids to replace pool cleaning contractor.
 - Engineering, Ron and the committee are meeting on Monday.
 - Events, Community garage sale on Saturday, Halloween event on the 31st. November 13th sponsorship appreciation event.
 - Neighborhood Watch, Carol reported on upcoming plans for neighborhood watch group to get together.
- Open Action Items
 - Association's right to limit medical coverage options – Gary reported that the only obligation that the HOA has is to cover 50% of the individual employee's basic insurance coverage. It is the policy of the Board that the association covers 50% of the individual employee.
 - Interest on past due accounts – Gary discussed the current findings during the budget discussion.
 - CD Job Description - Isabelle, Renee, & Valerie discussed the job description that has been created.
 - Ramps in Warwick – Gary & Valerie, the resident that requested the ramps put in has confirmed the location for the ramps to be installed.
Motion (Ron/Isabelle) to install ramps not to exceed \$5,500. All in Favor.
 - Review VLCA Organization and Responsibilities Documents - Kent, Carol & Valerie. Tabled for next meeting.
 - Board Election in October
 - Candidates, to date 5 candidates have submitted information.
 - Meet the Candidates October 15th, Adam English is coordinating the event to start at 7:00 pm
 - VLCA Master Association Schedule – Secretary

New Business

- Quarterly Meeting on October 20, 2009, meeting to be held at Odyssey Middle School Cafeteria beginning at 6:30 pm
 - i. Approval of 2010 Budget

Adjournment, With no further business to discuss the meeting was adjourned at 10:07 p.m.