



Vista Lakes Community Association, Inc.

**Board of Directors Workshop Minutes
October 14, 2010 at 6:30 p.m.
VLCA Resident's Center**

Board of Directors: Kent Campbell (President), Valerie MacAllaster (Vice President), Debbie Salerno (Secretary), Jim Shelton (Treasurer), Ron Cumello (Director), Renee Hale (Director), Gary Schuett (Director)

Resident Open Forum starts at 6:30 p.m. (Approx 30 Minutes)

8 residents in attendance.

Fernando on Vista Park Blvd. requested speed bumps, wildlife signs in area of curve at fishing pier. Advised that police patrol this area and issue tickets. Kent advised that we will get some additional input from residents regarding traffic slowing devices, additional patrol, etc.

Frank Mitchell of Carlisle: 40' RV – requesting additional time in addition to the 18 hours as advised in the docks. Requests 48 hours or more, maybe a limit of how many times per month and no notification. Advised that he never received an additional follow up letter from the attorney. Ron advised that we need further legal review as this also falls under City Code.

Resident advised that we need to be more aggressive with habitual offenders of violations such as yard maintenance, especially homes that are rented.

Establish quorum, Kent, Ron, Gary, Jim and Renee present as well as Amanda Herx and Sharon Eichorn. Debbie Salerno and Val were not in attendance.

Call to Order and Proof of Notice, call to order at 7:18 pm

Approval of Prior Monthly Workshop (held 9/9/2010) Minutes, Motion by Jim to approve as written, Renee seconded the motion. All in favor.

Approval of Prior Special Board Meeting (held 9/16/2010) Minutes, Motion by Kent to approve the minutes as written. Jim seconded the motion. All in favor.

Community Director's Report, Sharon Eichorn-sent out report on Tuesday. Ron advised that the date on the top of the update was incorrect. Sharon advised that all water will be turned off for a period of two hours between Lee Vista and Curry Ford Road because of repairs. The City will send notification to those affected.

Sharon asked at what point she needs three bids/proposals for work. Motion by Ron that expenses over \$500 have three bids. Renee seconded the motion. All in favor.

Clubhouse parking lot update

Maintenance Task and Improvements Update

Open action item update

6 month "trial" maintenance update, Motion by Kent to move supervision of onsite maintenance staff to the CD position, Ron seconds. All in favor. CD will not handle any of the CDD property; those requests will continue to go through Leland management.

Request by Commissioner Diamond to use Amhurst Park on March 19, 2011 for his annual spring picnic. Request approved.

Tree trimming: safety issue of trees blocking stop signs. Enforce it or charge the residents to cut them in gated communities. 30 days to fix if blocking stop sign or we will trim and bill homeowner. 3 notices to those not blocking stop sign. This is for gated communities. Non gated communities need to be reported to the City.

Association Manager's Report (Amanda Herx)

Attorney enforcement action, Jim to review delinquent accounts and advise BOD of those he feels should go to Attorney Action.

Web-based maintenance requests, have received 11 requests using the web system.

Stocking Fish in VL lakes (alga eaters) Aquatic Systems has reported that 1,183 carp have been placed in ponds and in the next month 298 additional carp will be installed. Request that pond locations be listed, not site #'s.

Amanda Herx advised that additional carp were to be installed in the next month. Site 4 will have 192 carp and sites 9 and 10 would have 106 carp stocked.

Request for Servello and Sons to mow in the opposite direction to eliminate cut grass going into the ponds.

Financial Update – Treasurer (Jim Shelton)

Draft 2011 Budget, Jim advised of the changes he made to the budget. He will distribute at the meeting on the 19th with the attached cover letter.

Committee Updates (to be provided via email, prior to the meeting)

Amenities, moving forward on project list approved by Board.

Communications, newsletter will continue.

Contracts/Engineering, Will be looking at renovation of the slide.

Covenant Enforcement, Amanda will ask David Furlow what his schedule is to meet with Ron, Jim and Kent to review the violation report – sometime between the 25th and 29th of October. Playground issue in Warwick is awaiting a court date.

Events, Nilsa sent in an email update.

Finance, Jim reported on budget status during treasurers report.

Old Business to be discussed

Make-up maintenance and improvement

Special Board meeting follow-up, meeting would be premature at this point.

New Business

Board Workshop Meeting Schedule (Ron) BOD workshop schedule: Ron requests to change 2011 workshops to bi monthly. Quarterly meetings will be reduced to two. Total number of meetings would be reduced from 15 to 9. Jim Shelton seconded the motion. All in favor.

Parking rules (Kent) volunteer to look into City code for street parking of RV. Jim Shelton will review and report to BOD.

Tree removal (example Vista Park) and replacement (Kent) Tree was removed and then a cone and caution tape placed in the area. Austin asked Servello to straighten the tree. Left an unattended hole and now the tree is missing. Tree cost to replace is \$300. Austin said Servello advised that the tree kept falling so it was removed. Servello has agreed to replace the tree at no cost.

Servello performance (Kent) Discussion of the condition of sod, crabgrass, chinch bug, especially in the area of the soccer field. This needs to be addressed.

Vista Park Fishing Dock (Kent), Amanda mentioned that this was CDD responsibility and they were looking into it.

Email Alert" Advertising Jerry sent out an email advising of a coupon for Pasqual's. Jim will discuss with Jerry that this is not an acceptable practice.

Association Schedule

- Annual Meeting October 19th

Adjournment, with no further business the meeting was adjourned at 9:35 pm

APPROVED