



Vista Lakes Community Association, Inc.

**Board of Directors Meeting  
June 11, 2015 at 6:30 p.m. at the Residents' Club  
Meeting Agenda**

***All Residents Welcome***

**Board of Directors:**

Karl Brown, Israel Collazo, Scott Fehringer, Jerry Harris, Christian Lau, Gary Schuett and Katherine Sebestyen

**Resident Open Forum**

Five residents attended. Discussion included the pressure washing of private and city street curbs including the pros and cons of the cleaning responsibility to be the residents vs. association.

Resident asked if electric and water could be made available to residents at entrance to Warwick for cleaning of the walls and watering of plants.

Resident was advised to contact the CDD. Resident expressed concern about door to door solicitors. Residents were encouraged to report soliciting to OPD.

Resident asked for clarification on redesign of soccer field and purpose. It was explained that the three smaller fields provided more availability for more residents to use at the same time.

Resident expressed desire that a new high school be built in the Vista Lakes area. Discussion of organizing supporting residents should contact Commissioner Jim Gray.

**Establish Quorum**

In attendance were Katherine Sebestyen, Vice President, Scott Fehringer, Gary Schuett, Christian Lau, Israel Collazo, and Karl Brown. Absent was Jerry Harris, President

**Call to Order and Proof of Notice**

Proof of notice was verified by Sharon Eichorn

**Approval of Prior Meeting Minutes**

Motion was made by Christian to accept minutes for May 14, 2015 Board Workshop with no changes, seconded by Israel. All in favor motion carried.

**Community Director's Report (Sharon Eichorn)**

Sharon's report was sent out to Board prior to meeting. Karl asked about the status of the Jazz Night event in September. Sharon reported information has been gathered and a neighborhood rep meeting would be called soon to start making decisions.

**Community Manager's Report (Monte Brown)**

Monte reported he had sent out his report to the Board prior to the meeting. There was discussion about CC&R activity including issues with TOPS CC&R module. Sharon stated the hours for inspections and compliance was being monitored and used to develop a schedule. A schedule of inspections would allow for notice and posting so residents could prepare for a monthly inspection. Scott asked if a second person was needed to assist Monte. Sharon stated the question should be reconsidered after the initial cleanup was completed. The number of violations should decline. Resulting in Monte's timing being improved by the end of the year. How often the community should be inspected, such as once a month or twice a month was discussed. Sharon suggested the frequency should be reviewed at end of year.

### **Committee Updates**

ARC committee reported last meeting had nine applications with nine being approved. Third special meeting to discuss ARC Guidelines/Rules & Regulations/Use Restrictions had been set for June 30<sup>th</sup>, 2015 at 6:30pm. Sharon stated notice has been sent to the neighborhood reps and posted on calendars at kiosks.

Communications committee reported that the July newsletter was sent to PIP for printing and should be delivered in the next week or so.

Finance committee Scott reported concern about the availability of the accountant and open items not yet completed on the report. Sharon said a meeting would be set up with the accountant to discuss timing and other questions. Scott requested access to all bank information including the terms and interest earnings to shop better for better placement of investments. Sharon is to locate information and to provide to Scott.

### **Old Business**

Amhurst Park – Sod Removal/Bench Installation-Sharon reported field redesign was completed except for the installation of park benches. Two of the four benches were damaged during shipping. A claim has been made with shipper for replacement.

Job Descriptions – Sharon & Monte- Sharon reported job descriptions are not completely determined. Assignment of newsletter as editor needed to be reassigned as the CC&R and ARC administration duties would not allow Monte time to manage as all of these duties were very time sensitive. Sharon stated she could possibly have job descriptions ready for the July Board workshop meeting. Sharon stated the estoppel letters and coupon ordering was transferred from accountant to in-house and assigned to Kassie resulting in a better service for residents.

Swim-a-Thon/Christmas in July Event- After much discussion and consideration of the information provided by Tiffaney at the special meeting and review of previous request, Scott made a motion to deny the request to permit Splish and Splash to hold the event here. Karl seconded the motion, all in favor, motion to deny permission for Baby D.J. swim-a-thon event was approved. Sharon will contact Tiffany of denial.

Pond Fountain Motor - \$2,209- Motion to approve \$2209 for motor replacement was made by Gary and seconded by Scott. All in favor, motion approved.

Pressure washing curbs - \$13,500, Sharon reported a new proposal was received by RSVP that included the storm drains. Scott reported Craig said there was money in the budget. Sharon clarified that this is an operating expense that would be charged back to the gated neighborhood homeowners as other gated neighborhood expenses are. Cleaning of the curbs and gutter was not a reserve expense which is for repair and replacement according to the reserve study opinion. Scott made motion to approve \$13,500 in gated neighborhood operating expense to be approved for the curb cleaning. Motion was seconded by Karl, all in favor, motion passed.

### **New Business**

Foreclosure agreement with Horizons- Board was sent agreement to review prior to meeting. Sharon was asked if Jerry was in favor of the agreement. Sharon reported he was. Scott made motion to accept the agreement drawn up and recommended by Becker and Poliakoff attorney, Erin Zebell. Motion was seconded by Christian, all in favor motion to accept agreement (attached), motion passed.

Finance Committee (2016 budget prep) Finance committee to start preparation of 2016 budget. Scott expressed concern that the account would be on vacation for five weeks. Sharon stated she sent an email to homeowner who had previously expressed interest in serving on budget preparation. The importance of the financial report being accurate was expressed by Scott and Christian and to be discussed with Craig before his vacation starts.

Tennis court Pressure washing-\$1880- Sharon stated due to the sensitive surface of the tennis court and chemicals to be used that consideration should be given to have the court cleaned professionally. Motion was made by Karl to approve \$1880 for pressure washing of the tennis court. Gary seconded motion, all in favor, motion passed.

Parks including sidewalks, playground equipment- The Board discussed the cost of contracted pressure washing vs in-house pressure washing including cost and time. Gary stated this should be considered for in annual budget starting in 2016. Karl made motion to approve one-time pressure washing of the Amhurst Park-\$875.00, Vista Park-\$540 , and Newport Park -\$655, motion was seconded by Scott, all in favor, motion passed.

Spies, pool filter replacement- Sharon reported filters replacement cost was included in 2015 operating budget. Scott verified funds availability. Scott made motion to approve filter replacement for Lap pool \$1050 and Theme pool \$1875, Israel seconded the motion, all in favor, motion passed.

Attendance increase- additional 1000 guest per month in April and May over 2014 pool attendance has resulted in residents' complaints of no parking spaces. Sharon reported there are currently 58 parking spaces, including five handicap spaces. The rental activity of the clubhouse for parties, fitness center and pool goers have increased causing the field to be use when possible. Monte has requested irrigation to be turned off t after Thursday to allow field to be used on weekends if there is no rain. Sharon suggested she do additional research to determine if green pavers could be an option.

Replacement of two drinking fountains in Amhurst Park-\$6500, includes shipping. Board asked Sharon to research if there was any code requirement that water fountains are required in the park and tabled for future July meeting.

Use of clubhouse for polling Nov. 3<sup>rd</sup> and Dec. 1<sup>st</sup>- Scott made motion to approve the city's request to use the Vista Lakes clubhouse for a polling place for the city election on November 3, 2015 and run-off election if needed on December 1, 2015, motion was seconded by Gary, all in favor, motion approved.

Monte reported the reimbursement check from Servello had been received. The proposals that were put on hold until the check was received were considered. Karl made a motion to approve the landscaping bids that were on hold for Vista Park and Amhurst Park in the amount of \$792 and \$228, motion seconded by Christian , all in favor motion approved. Sharon and Monte were asked to coordinate the scheduling so the pressure washing is done before the landscaping.

It was suggested the pressure washing schedule be shared with the CDD in hopes they would wash their sidewalks at the same time. Sharon stated she would provide this information once determined.

### **Adjournment**

Katherine asked if there was any further discussion. A resident stated he was interested in starting a Vista Lakes athletic club for children in 2016.

Motion to adjourn was made by Karl, seconded by Christian; meeting was adjourned by Katherine at 8:39pm.