

MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION

BOARD OR DIRECTORS MEETING

June 23, 2025

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held June 23, 2025 at 3:00 p.m. via ZOOM. A quorum of Board members was present and business was conducted as is outlined herein.

BOARD MEMBERS PRESENT:

Sandy Comrie, President
Annalee Davis, Vice President
Philip Monaghan, Secretary (left at 3:34)
Ted Robinson, Treasurer
Marco Godoy, Director (joined at 3:06)

ALSO PRESENT:

Dean Wendland ccam, Community Manager representing Millennium Community Management, LLC

CALL TO ORDER:

The meeting was called to order by President Comrie at 3:04 p.m.

NEW BUSINESS: At a request of a Board Member, discussion on the pool contracts was moved to the top of the agenda. After discussion and review the board requested management to reach out to current vendor to discuss several issues and get quotes to include 3 vs 2 days a week, brushing of the pools, and backwashing cost.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the May 2025 meeting, after review, a motion was made by Treasurer Robinson and seconded by Vice President Davis to approve the minutes as presented. The motion passed unanimously.

OPEN FORUM: Open forum discussion by homeowners including posting minutes, pools issues, and applauding the work by the landscaping committee and vendor.

APPROVAL OF FINANCIALS:

The Board reviewed the financial statements and bank reconciliations for May 2025, as presented by Treasurer Robinson. Discussion also included future finances and the possibility of a special assessment. After review and discussion, a motion was made to approve the financials as presented by Vice President Davis and seconded by Director Godoy to approve as presented. The motion passed unanimously.

NEW BUSINESS:

1. **Electricity Usage:** The Board discussed electrical usage and possible causes. The Board discussed concern that EVA chargers and AC units in garages may be partially responsible for spikes in electrical charges. The Board directed Directors Monaghan and Godoy to create a survey to distribute to homeowners.
2. **515/516 Plumbing Issue:** The Board discussed the invoice for work on the sewage pipes and cause. No Action Required at this time.
3. **Notice of Intent to Lien:** After review of documentation, a motion was made by Director Godoy and seconded by Treasurer Robinson to move forward with the Lien Process for #22142. The motion passed unanimously.

COMMITTEE REPORTS: No reports this meeting.

NEXT MEETING DATE:

The next scheduled meeting of the Board is Monday, July 21 2025 at 3:00 p.m. via Zoom.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,
Dean Wendland ccam, Community Manager

APPROVED: _____ DATE: _____