

**MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION
BOARD OR DIRECTORS MEETING
JUNE 17, 2024**

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held on Monday, June 17, 2024 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
Jodi Sansone, Vice President
Annalee Davis, Secretary
Ted Robinson, Treasurer
Marco Godoy, Director

ALSO PRESENT:

Mike Livingston, Community Manager representing Millennium Community Management, LLC.; Several interested homeowners.

CALL TO ORDER:

The meeting was called to order by President, Sandy Comrie at 3:02 p.m.

OPEN FORUM:

Topics discussed during this portion of the meeting included: Landscaping, pools, the pool sweeper discussed at last meeting; communications amongst the homeowners; grass and water usage.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the June 17, 2024 meeting, as presented. After review, Motion to approve the Minutes of June 17, 2024, as presented, made by Jodi. Seconded by Annalee. Unanimous.

APPROVAL OF FINANCIALS:

The Board reviewed the financial statements and bank reconciliations for June-August, 2024, as led by Sandy, in Ted's absence. After review, Motion to review the financials and bank reconciliations for May, 2024, as presented; made by Jodi. Seconded by Marco. Unanimous.

The Board reviewed the current delinquency status report.

MANAGEMENT REPORT:

The Board reviewed the most recent work order log as presented by Management. There was an update regarding the ongoing roofing repairs which are nearly completed. There are several areas cited for touch-up painting, trim and flashing repair upon the completion of the roofing.

There was a discussion regarding roofing undertaken between meetings. After discussion, Motion to approve \$18,950.00 in roofing costs from June-August, 2024; made by Annalee. Seconded by Ted. Unanimous.

The Board discussed the recent plumbing issues and subsequent ficus removal at 559. After discussion, Motion to approve the ficus removal and plumbing costs at 559 of \$3,750.00; made by Ted. Seconded by Jodi. Unanimous.

Management informed the Board of the departure of attorney Cang Le from Tinnelly Law. This comes as we were working on the Solar Maintenance and Indemnity Agreement. We will await the firm's assigning of new counsel to our account.

POOLS:

There was a follow-up on the discussion on the purchase of a portable pool sweeper to assist in controlling the duck population in the future and to keep our pools pristine between servicing. There was a lengthy discussion on the feasibility of the expenditure based on the correct sweeper needed for purchase on a commercial pool based on pump strength. The Committee has determined that the only sweepers to be considered would cost in excess of \$6,500.00. After discussion, the idea has been tabled at this time based on funding.

SOLAR POLICY & MAINTENANCE DISCUSSION:

This item was tabled based on change in counsel.

COMMITTEE REPORTS:

Architectural – Sandy and Philip as the Architectural Committee have toured the property and created an extensive listing of smaller, maintenance items that can be undertaken during the summer months while the homeowners are away, in advance of next season.

Landscape - Jodi Sansone discussed the recent overseeding survey taken amongst the homeowners. The survey was overwhelmingly in-favor of re-seeding on both sides so the Board will now discuss funding strategies for the upcoming budgeting process. There was additional discussion on the impending, seasonal tree trimming to be undertaken. After discussion, *Motion to approve the cost of seasonal tree trimming at a cost of \$24,000.00; made by Jodi. Seconded by Annalee. Unanimous.*

There was a discussion of the next CVWD Rebate Projects to be undertaken on the property this season. Discussed were the area at 543/544 which would convert to the same desert theme as the other entryways. After discussion, *Motion to approve the conversion of 13,714 square feet of turf; made by Jodi. Second by Annalee. Unanimous.*

Communications – Jodi discussed further usage of the Appfolio platform for communications and the filing of work orders, etc. This is a great, user-friendly system and Jodi has added a few short training videos to assist owners with usage and training. Additionally, Jodi and Phillip have worked together to create a cost-free, group Facebook page for Park Vista homeowners. The page would be for our homeowners only and would be utilized for additional communications such as power outage notifications; discussions on community topics, etc. After discussion, *Motion to approve the launching of a group Facebook page for Park Vista homeowners only; made by Annalee. Seconded by Marco. Unanimous.* This will launch very soon with all homeowners being notified. The Board and homeowners present thanked Philip and Jodi for their hard work on behalf of the community.

NEXT MEETING DATE:

The next scheduled meeting of the Board is Monday, October 21, 2024 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 4:48 p.m.

Respectfully submitted,
Michael Livingston, Community Manager

APPROVED: _____ **DATE:** _____