

MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION
BOARD OR DIRECTORS MEETING
April 20, 2026

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held Monday, April 20, 2026 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
Ted Robinson, Treasurer
Marco Godoy, Director

ALSO PRESENT:

Mike Livingston, Community Manager representing Millennium Community Management, LLC

CALL TO ORDER:

The meeting was called to order by President Comrie at 3:06 p.m.

OPEN FORUM:

Topics addressed during this portion of the meeting included: the end of season party held the previous weekend. Thanks to Sandy for hosting. Thanks to all who attended and participated. Also discussed were; landscaping, pools, guest parking, vendor parking and pest control.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the March 16, 2026 Board meeting, as presented. After review, Motion to approve the Minutes of March 16, 2026, as presented; made by Mr. Monaghan. Seconded by Ms. Davis. Unanimous.

APPROVAL OF FINANCIALS:

The Board reviewed the financial statements and bank reconciliations for March, 2026 as led by Treasurer, Ted Robinson. After lengthy and thorough review, Motion to approve the financial statements and bank reconciliations for March, 2026, as presented; made by Mr. Monaghan. Seconded by Mr. Godoy. Unanimous.

MANAGEMENT REPORT:

Management thanked the departing members for their years of service to the community. Additionally, Management thanked the incoming board members for their recent attendance at an educational and team building gathering at MCM.

NEW/OLD BUSINESS:

Annual Meeting Date - Update – Management updated the Board and homeowners on the Annual Meeting and election timelines. The Meeting will be held on Monday, May 18, 2026 @ 3:00 p.m.

Community get-together – The community get together was held Saturday, April 18th at the home of Sandy Comrie and was well attended. Thanks to Sandy for hosting and everyone who attended.

Park Vista 2035 Committee - Philip Monaghan reported that after the recent pool survey, a subcommittee has been formed, which Carl Jackson wheelchair to evaluate all of the pool areas and components.

Annalee Davis reported on the recent walk-through of the pool component components with the committee as well as independent consultant Karen Smith, who was recommended by Sandy as having done this for other communities within Mission Hills. The most important thing learned was good maintenance prevents problems, short or long-term. It was stressed that three times a week maintenance service was critical. Currently we are only getting two times a week service.

The Committee discussed the potential for long term improvements and modifications in regard to the current equipment areas.

Rob Whitleff noted a committee meeting on May 1 for the compilation of information and recommendations on many different Association components.

COMMITTEE REPORTS:

- Architecture:

Marco Godoy thanked Paul and Melissa for the exciting progress on their home at 540. There is a pending application at 544 for an awning at the rear to match the front.

- Pools:

Annalee Davis with the assistance of Management, presented three (3) competitive bids for monthly pool service that includes three times per week service. Quotes ranged from \$4,200.00 - \$2,800.00. After review and lengthy discussion; Motion to approve the proposal of KAPS for \$2,800.00 per month; made by Ms. Davis. Seconded by Mr. Monaghan. Unanimous.

- Communications:

Philip reported that the neighbors guide is in progress with updated information.

NEXT MEETING DATE:

The next scheduled meeting is the Annual Meeting of Homeowners on Monday, May 18, 2026 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,
Mike Livingston, Community Manager

APPROVED: _____ **DATE:** _____