

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

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held Monday, July 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:

Annalee Davis, President
Philip Monaghan, Vice President
Bob Carpenter, Secretary
Carl Jackson, Treasurer
Robb Whittlef, Director

ALSO PRESENT:

Mike Livingston, Community Manager representing Millennium Community Management, LLC

CALL TO ORDER:

President, Annalee Davis called the meeting to order at 3:00 p.m.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the June 15, 2026 Board meeting, as presented. After review, *Motion to approve the Minutes of June 15, 2026, with one amendment; made by Mr. Jackson. Seconded by Mr. Whittlef. Unanimous.*

APPROVAL OF FINANCIALS:

The Board reviewed the financial statements and bank reconciliations for June, 2026 as led by Treasurer, Carl Jackson. After thorough review, *Motion to approve the financial statements and bank reconciliations for June, 2026, as presented; made by Mr. Carpenter. Seconded by Mr. Whittlef. Unanimous.*

MANAGEMENT REPORT:

Management will forward the July work order report. Management noted the 2027 Reserve Study report is currently in-progress.

NEW/OLD BUSINESS:

Park Vista 2035 Committee – As noted last month, there is also a new lineup with the 2035 Committee structure. Melissa Sorenson will Chair with Robb Whittlef as the Board liaison. This Committee is busy at work preparing for their presentation to the membership at our August Board meeting.

COMMITTEE REPORTS:

- Architecture:

Philip Monaghan noted several items in his monthly report:

- The application previously submitted at 514 was approved and a letter sent to the owner.
- Application submitted at 521 for a/c which is pending more information;
- The Committee has completed work on the new architectural application which is available for viewing comment on the Park Vista website.

- Landscape:

Robb Whittlef noted several items in his monthly report:

Palm tree trimming has been completed. A eucalyptus was removed for safety reasons by 557. The Committee has been reviewing the irrigation system and plantings in the community. Like with the Architectural Committee, there will be an improved Landscaping Modification Request Form soon, as well. Fall tree trimming will be coming next.

- Pools:

Annalee Davis reported the look of the pools is much better with the new company and several repairs have been made since their arrival to bring the pools into proper working order. Heat is currently off and all pools and spas were recently inspected by the County as is done, periodically.

- Communications:

Jodi Sansone reported on another new advent to the community, a texting feature that will allow those interested to receive text messages as well as the emails regarding HOA updates and notices. There will be more information coming and the Board thanked Jodi for this progressive new option for streamlining HOA communications.

OPEN FORUM:

Topics addressed during this portion of the meeting included: Tree trimming, Communications and the completion of a homeowner's patio.

NEXT MEETING DATE:

The next scheduled meeting is the Annual Meeting of Homeowners on Monday, August 17, 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 3:51 p.m.

Respectfully submitted,
Mike Livingston, Community Manager

APPROVED: _____ **DATE:** _____