

**MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION  
BOARD OR DIRECTORS MEETING  
MAY 20, 2024**

**MINUTES**

*A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held on Monday, May 20, 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 3:04 p.m.

**OPEN FORUM:**

Topics discussed during this portion of the meeting included: Landscaping, finances and roofing. The members were saddened to learn of the passing of a longtime member, Mrs. Cooperman.

**APPROVAL OF MINUTES:**

The Board reviewed the Minutes of the April 22, 2024 meeting, as presented. After review, Motion to approve the Minutes of March 18, 2024, as presented, made by Mrs. Sansone. Seconded by Mr. Robinson. Unanimous.

**APPROVAL OF FINANCIALS:**

The Board reviewed the financial statements and bank reconciliations for February and March, 2024, as led by Mr. Robinson. After a detailed presentation and review, Motion to review the financials and bank reconciliations for February and March, 2024, as presented; made Mrs. Sansone. Seconded by Mrs. Davis. Unanimous.

The Board discussed the gas savings with the addition of the pool timers added several months ago, and suggestion was made to finish the remainder. After discussion, Motion to complete the remainder of the spa timers, as soon as possible; made by Mr. Robinson. Seconded by Mrs. Davis. Unanimous.

The Board reviewed the current funding status of the community through the first five months of the year after heavy expenses and decided to move through the summer months while recouping some reserve funds, before deciding whether an increase in assessments is warranted in 2024.

The Board reviewed the current delinquency status report.

**MANAGEMENT REPORT:**

The Board reviewed the most recent Action List and work order log as presented by Management.

**POOLS:**

Mr. Godoy discussed the progress in the pools in the absence of Philip who was working, today. The Committee has studied the duck issue in great detail and found a device that should repel the ducks and be mobile so we can utilize in different pools as the need arises. After discussion, Motion to spend up to \$1,000.00 for the necessary equipment

for the necessary equipment for the repelling of wildlife at the pools, as presented; made by Mr. Godoy. Seconded by Mrs. Davis. Unanimous.

**SOLAR POLICY & MAINTENANCE DISCUSSION:**

The Board reviewed the newly presented Solar Policy and Maintenance Indemnity Agreement as presented by counsel. The Board went through the document page by page, reviewing changes and updates from previous. After completion, it was agreed that President, Sandy Comrie and Management would discuss the many questions and clarifications the Board seeks with counsel in advance of the next meeting, before the matter is put to the homeowners before the comment period and formal adoption.

**COMMITTEE REPORTS:**

Architectural – Marco Godoy reported there was one application for solar approved with one other still under review. Also, an application was approved for new windows.  
Landscape – With the increase in heat, we have had some browning grass which is now coming back. We also had a recent tree evaluation.  
Communications – Jodi Sansone noted the recent SCE power outage and communication difficulties through that period. Our new Facebook page will assist us with instances such as this when we get that up and running.

**NEXT MEETING DATE:**

The next scheduled meeting of the Board is Monday, June 17, 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 4:43 p.m.

Respectfully submitted,  
Michael Livingston, Community Manager

**APPROVED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_