

**MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION
BOARD OR DIRECTORS MEETING
February 23, 2026**

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held Monday, February 23, 2026 at 3:30 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 3:30 p.m.

OPEN FORUM:

Topics addressed during this portion of the meeting included: Tree trimming in patios; irrigation in tree rings; a thank you to the Board and Robb for addressing the cormorant issue for the community.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the January 26, 2026 Board meeting, as presented. After review, *Motion to approve the Minutes of January 26, 2026, as presented; made by Mr. Robinson. Seconded by Ms. Davis. Unanimous.*

APPROVAL OF FINANCIALS:

The Board reviewed the financial statements and bank reconciliations for January 31, 2026 as led by Treasurer, Ted Robinson. After review, *Motion to approve the financial statements and bank reconciliations for January 31, 2026, as presented; made by Mr. Robinson. Seconded by Ms. Davis. Unanimous.*

MANAGEMENT REPORT:

The Board and Management reviewed the presented management report and discussed issues for the action list.

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. Call for Candidates will go out for the three seats will Notice and ballots to follow.

Community Input Survey: Pool Facilities – There was a discussion on the current state of the survey which was created for the informational gathering purposes and long-term financial impact on the community, with the premise of what the community could look like if there were a reduction in future costs with the theoretical reduction in hard costs. This Committee has spent a great deal of time and effort looking at these avenues and are to be commended.

After discussion, *Motion to approve the survey, made by Mr. Monaghan. Seconded by Mr. Robinson. Unanimous.*

Falconer – Robb gave a quick update on the progress made with the falconer and the cormorants who have started leaving for the season, already. Between meetings, the Board had approved the falconer expense of \$7,500.00 to

begin the mitigation work to drive the birds away. However, with the early migration we have not needed that much. After discussion, Motion to approve the expense of \$1,250.00 to assist in the cormorant mitigation; made by Mr. Monaghan. Seconded by Ms. Davis. Unanimous. The Board reiterated thanks to Robb for all of his efforts on behalf of the community.

COMMITTEE REPORTS:

Landscaping – There was a discussion on the current state of the landscaping in the community. The olive trees were sprayed within the last month, per previous discussion. After discussion, Motion to approve the spraying of the olive trees, as presented; made by Mr. Robinson. Seconded by Mr. Godoy. Unanimous.

Arch Report – Mr. Godoy reported that there had been one application approved at 540, and that there would additional coming as the refurbishment at the home continues.

Pool – Annalee Davis gave a pools report to the members present. We will be taking competitive quotes for the pool service. Currently, pools 3 and 7 are heated for this season. The heater at #7 has been repaired and we have been informed the heater at spa #5 is in need of replacement however, this is not an emergency at this point. We are investigating a repair and additional quotes on the repair to the jets/blower at spa #6.

Communication – Philip noted that the we are currently updating the Park Vista website. In the meantime, MCM will continue eblasting the monthly meeting Agendas.

Park Vista 2035 – Robb gave a short presentation on the happenings, direction and goals within the Committee which continues to meet regularly and will report to members at meetings. The Board thanked the Committee on behalf of the homeowners and applauded their efforts.

NEXT MEETING DATE:

The next scheduled meeting of the Board is Monday, March 16, 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 4:34 p.m.

Respectfully submitted,
Mike Livingston, Community Manager

APPROVED: _____ DATE: _____