

**MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION
BOARD OR DIRECTORS MEETING
December 15, 2025**

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held Monday, December 15, 2025 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 3:09 p.m.

OPEN FORUM: Topics addressed during this portion of the meeting included: Landscaping and seeding of the lawns, Pools and roofing.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the November 17, 2025 Board meeting, as presented. After review, *Motion to approve the Minutes of November 17, 2025, as presented; made by Mr. Monaghan. Seconded by Mr. Robinson. Unanimous.*

APPROVAL OF FINANCIALS:

The Board reviewed the financial statements and bank reconciliations for November 30, 2025 as led by Treasurer, Ted Robinson. After review, *Motion to approve the financial statements and bank reconciliations for November 30, 2025, as presented; made by Mr. Monaghan. 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:

Elections – The Board agreed to an April election cycle with notices going out in early January as they did last year. Management will confirm the election cycle.

EV Charging Stations - The Board tabled further discussion on the EV charging issues pending more information.

Roofing – The Board discussed the roofing of the garages at 501 – 505. After discussion, *Motion to approve the roofing of the garages at 501-505; made by Mr. Robinson. Seconded by Ms. Davis. Unanimous.*

Park Vista 10-Year Plan – There will be a meeting to discuss the 10-year Plan on December 18th at 3:30 p.m. This is a Committee working on the project, separate from the Board.

COMMITTEE REPORTS:

Landscaping – There was a discussion on holiday bonuses for the on-site staff. After discussion, Motion to approve the traditional holiday bonus structure for the on-site staff; made by Mr. Godoy. Seconded by Ms. Davis. Unanimous.

Arch Report – Mr. Godoy reported that there were two applications submitted for approval. One for the replacement/relocation of an a/c compressor on a roof which was approved; the other was for the addition of gutters, also approved. There is an additional application pending for the addition of a fan on a garage roof which will require a brief legal follow-up prior to approval.

Pool – Annalee Davis gave a pools report to the members present. Two lights in need of replacement.

Communication – Philip noted that the updated Park Vista handbook is coming in January.

NEXT MEETING DATE:

The next scheduled meeting of the Board is Monday, January 26, 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 4:17 p.m.

Respectfully submitted,
Mike Livingston, Community Manager

APPROVED: _____ DATE: _____