

**MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION  
BOARD OR DIRECTORS MEETING  
JUNE 17, 2024**

**MINUTES**

*A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held on Monday, June 17, 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 (arrived 3:15 p.m.)

**BOARD MEMBERS ABSENT:**

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 3:01 p.m.

**OPEN FORUM:**

Topics discussed during this portion of the meeting included: Landscaping, pools, the year-end CPA report and the palm tree trimming, which is currently in-progress.

**APPROVAL OF MINUTES:**

The Board reviewed the Minutes of the May 20, 2024 meeting, as presented. After review, Motion to approve the Minutes of May 20, 2024, as presented, made by Jodi. Seconded by Annalee. Unanimous.

**APPROVAL OF FINANCIALS:**

The Board reviewed the financial statements and bank reconciliations for May, 2024, as led by Sandy, in Ted's absence. After review, Motion to review the financials and bank reconciliations for May, 2024, as presented; made by Annalee. Seconded by Jodi. Unanimous.

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. There was an update regarding the ongoing roofing repairs which are nearly completed. There are several areas where we will be repairing and touch-up painting trim and flashing this summer after the completion of the roofing.

**POOLS:**

There was a follow-up on the discussion on the replacement of the heater at spa#4, approved between meetings. After discussion, Motion to approve the replacement of the heater at spa#4 at a cost of \$4,250.00.; made by Annalee. Seconded by Ted. Unanimous.

All spa timers have been replaced per discussion at the last meeting.

Philip reported that everything has improved since the last meeting in regard to the duck problems experienced during the seasonal months. With the proposal presented at the last meeting for the purchase of a portable pool sweeper to

assist in controlling the duck population in the future still on the table, Motion to approve the purchase of a portable pool sweeper for a cost of \$700.00; made by Sandy. Seconded by Jodi. Unanimous.

**SOLAR POLICY & MAINTENANCE DISCUSSION:**

President, Sandy Comrie and Management recently met with counsel to review and discuss the draft of the new Solar Policy and Maintenance Agreement. The meeting was for the purposes of discussing language and scope and how the new document might differ previous documents that may have been in effect, previously. Counsel is currently away but more work is necessary before the Board can formally review and send to the membership.

**COMMITTEE REPORTS:**

Architectural – Sandy and Philip will be touring the property to see about smaller, maintenance items that can be undertaken during the summer months while the homeowners are away, in advance of next season.

Landscape – Palm tree trimming is currently underway and. Clean-up is the most important aspect during the process and so far, so good. Rob Whitleaf has joined the Landscape Committee.

Communications – Jodi Sansone noted that she would be trying to coordinate an Appfolio educational session for the homeowners in the near future so as to assist in helping the members better utilize the portal for communications. Management will assist Jodi in coordinating the process.

**NEXT MEETING DATE:**

The next scheduled meeting of the Board is Monday, August 19, 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 4:06 p.m.

Respectfully submitted,  
Michael Livingston, Community Manager

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