

**VISTA DEL SOL OF MORRO BAY HOMEOWNERS ASSOCIATION
Morro Bay, California**

Annual Meeting of October 9, 2010

RECEIVED
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The Annual Meeting began at approximately 9:15 AM.

BY:.....

All Board of Directors (Board) members of this term are present. Janet Shaner (JS) of FarrellSmythe Property Management, Inc. (FS) represents the company. Of course, nobody else shows up, but we are not even competing for the choice parking spots at the Harbor Festival; *that* was last Saturday and Sunday.

JS advises President Tony Barretta (TB) to make a motion to correct the date of this congress from the previously announced date of 10/2/10 to today, the 9th of October. The motion is made, is seconded, voted on and approved. Now, everybody in attendance officially *knows* that today is 10/9/10 and not 10/2/10! Now that our heads are straight we can go on.

Nancy Barretta and Jerry Kilmer “volunteers” to sort out and count the new Board ballots that are submitted by Vista Del Sol’s (VDS) HOA while the Board conducts other business. However, this correspondent must note that he is simply aghast at the temerity of Nancy and Jerry for commandeering the sparking clean white hood of 3038’s Chuck’s Towing Service pickup truck for use as a desk for their ballot tabulating *before acquiring written permission first (to prevent legal troubles, of course)!* Well, my lips are sealed, but let me tell you that if the keen eyes of the truck’s driver should detect the tell-tale fingerprints of our truculent offenders, well, Mrs. Barretta and Mr. Kilmer should not expect any road service in this area from Chuck’s should they ever need it! You’re just out of luck!

The Financial Report is read by JS: For the month of September, the total income was \$3,359.65, the expenses were \$1,665.13, making a net income of \$1,694.52. The ending balance in the operating account was \$21,264.04. The balance in the reserve accounts are \$43,931.26, making a total of \$65,195.30 available to the association.

Discussion ensues regarding the common wood fence dividing VDS from the adjacent property behind us. Apparently, the fence is in need of repair or is it? TB consulted the complaining property manager, Catherine Stone Realty. She “arrived” at a repair cost of \$5,929.58 and 2 gates for \$873.50! TB called Sonia Lopez at FS. She contacted Western Fence. Nothing wrong with the fence, they said; the VDS fence is in satisfactory condition, but Stone’s fence is defective. Furthermore, TB requested a bid from Western Fence for 2 new gates and they quoted \$450. TB informed Catherine Stone of Western Fence’s information and has not received a response. Stone Realty is probably too busy selling ocean-front lots in Templeton.

It was suggested, discussed, motioned, voted on, approved and seconded that since Certificate of Deposit yields these days are anorexic if not downright insulting, that VDS CD’s, when mature, be transferred into liquid straight savings accounts for maximum flexibility.

The new Board members serving the 2010/2011 term are as follows: TB, Dorothy Kilmer, Margie Pirie, Judy Tupper and Roland Faucher. As reigning President, Vice President and Treasurer, TB, Dorothy Kilmer and Margie Pirie are respectively reinstated in those same offices. Since Judy Tupper receives the most ballot votes of all, TB assigns her to be Member-at-Large. Since Mike Messinger is not reelected, TB then assigns Roland to be Secretary. Roland objects to the assignment and refuses to do it. TB politely insists that he accept, but again, Roland refuses and quits. TB would have discussed which office assignment Judy would accept, but she did not attend the meeting. Therefore, it was decided that FS will function as secretary and record future meeting minutes for a fee.

The budget for 2011 is discussed, motioned, voted on, approved and seconded.

The Five Year Plan Guideline is discussed for information only. It is favorably noted by JS that current fiscal reserves allow VDS at this date to be already 40% funded for the projected date of 2015.

There is nothing on the table to discuss in Executive Session.

The next meeting is scheduled for February 19, 2011 at a place and time TBA.

The congress ends at 10:05 AM.

Respectfully submitted,


Mike Messinger
Secretary

Permit me to take this opportunity to thank Tony, Dorothy and Marjorie. In my view, you guys have performed more than due diligence in your service to the property and to all the non-participating HOA members of VDS who greatly benefit from your salient dedication. Additionally, I would be grievously remiss if I did not also applaud the cool professionals from FarrellSmythe who have more than ably guided the Board thru the thick and the thin all these years. Again, it has been a signal privilege and honor for me to have served with you folks.

My sincere love,


Mike