

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

RECEIVED
MAY 24 2010

BY:

Regular meeting on Saturday, May 15, 2010 of the Board of Directors

The Board of Directors (Board) of Vista Del Sol Condominiums of Morro Bay (VDS) began at 9:25 AM. All Board members were present except Roland Faucher. The meeting had been scheduled to be held in Roland's apartment (40), but we broke in anyway and had the meeting there. But wait, not kidding about the conspicuous absence of Roland, but about the commandeering of his apartment. Instead we gathered in Marjorie Pirie's well-appointed digs, welcomed by her but not by her cat who glared at all of us for intruding. Tony Flatos (TF) of FarrellSmythe Property Management, Inc. (FS) guided the meeting. Judy Tupper, co-owner of 34, attended.

The Board plunged right in and jumped ahead with New Business. TF announced that Cencal was coming on Monday, 5/17/10 to clean all the rain gutters of debris. Also, Tod of FS, man of skill and versatility, will shortly tackle the never-ending maintenance of the west-facing electrical garage doors with a wash and then a coating of rust-suppressing (for a couple of years anyway) white Rustoleum paint. Tony Barretta (TB) announced that he would be soliciting bids for the never-ending driveway slurry, hiring, of course, the company that *always* does this job. No surprise here, since they don't call TB "kick back Tony" for nothing. (Just kidding; TB is square, I mean fair and square).

It was decided to wait until unit 46 is sold and the extent of dry rot/insect infestation is determined before VDS ponies up bucks for repair as it is VDS's responsibility.

The minutes of the Regular Meeting of 2/10/10 was read by Mike Messinger and approved.

As of 5/15/10, the total income of VDS is \$2,275. Total expense is \$3,869.62, with a net income of -\$1,594.62. This debit consequence is the result of \$2,460 paid for termite repairs to 3026 as Escrow charges during sale of property. The balance in the operating account is \$15,920.44. The total in the reserve accounts are \$43,485.12. The total funds available to the association is \$59,405.56. It was decided by the Board to review the local CD rates at the time of the Annual Meeting before transferring funds to bolster reserve accounts.

The Board discussed the guest parking signs. TF suggested that the slurry people paint four stenciled white "GUEST" signs in the asphalt in front of each parking slot after the slurry is completed; all slurry companies perform sign service. Everybody enthusiastically approved of this suggestion, particularly Dorothy Kilmer who has suffered many sleepless nights over this vexing problem. Nobody talked about eventually taking *down* the venerable existing signs, but we know that Dorothy will make a special trip up just to rip them off the fence with pleasure after the new signs are imbedded in the asphalt.

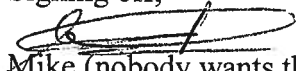
The regular meeting was temporarily adjourned at 10:10AM. Judy Tupper was excused.

REGULAR MEETING

The annual meeting is scheduled for Saturday, October 2, 2010, to be conducted outside, weather permitting. Marjorie's cat, the Barretta's cat, and the Faucher's dog will be watching closely.

The meeting was adjourned at 10:10AM.

Signing off,


Mike (nobody wants this lousy job particularly me) Shanghaied Messinger

cc: Tony Barretta
Sonia Lopez, FS