

Approved

**Alta Vista Woods
Homeowners association**

**Board of Directors Meeting
July 16, 2011**

A quorum being present, the meeting was called to order at 9:30 AM by Christine Austin, following an inspection of the condominium property at 8:30 AM. All board members present attended the inspection, and FS was represented by Sonia Lopez.

MEMBERS PRESENT:

Christine Austin (Vice President), Pat Hade (Treasurer) and Steve Hade (Secretary)

OTHERS PRESENT:

Sonia Lopez (Farrell Smyth)

MINUTES:

It was MSP for the minutes of the February 26, 2011 meeting to be approved.

FINANCIAL REPORT:

The financial report for June 2011 was reviewed and approved. Expenses appear to be in order and the current amount of reserves at Rabobank is \$37,808.40.

OLD BUSINESS:

Repair and Maintenance List

The general appearance of the complex was not as good as during the last inspection. The property inspection before the Board meeting showed that only about half of the action steps from the 2/26/11 inspection have been completed.

Sidewalk Repair

The sidewalk repairs have not been completed. Christine Austin's review of the proposal to coat the raised area with a hard rubber PIP coating similar to that used on playgrounds has determined this option is too expensive. Christine will solicit bids from contractors to build a ramp over the damaged section.

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Tree Planting

Additional new trees have been planted where the trees by 375 A were removed. The new trees that appear to have been planted in too small a space, noted on the last Hit List, have not been removed. Sonia will contact the landscaper for an explanation.

Carports

The fascia of the car ports has not been completed by F/S.

NEW BUSINESS:

375B Inspection Report

The inspection report for 375B was discussed. The recommended repairs were made.

375E Repair

Repairs to 375E for water damage caused by a leaking sprinkler pipe were discussed.

ADJOURNMENT

There being no further business to come before the meeting, the meeting was adjourned at 10:30 AM. The next meeting is tentatively scheduled for Saturday, October 8, 2011 at 9:30 A.M. If held, there will be a property inspection at the condominium complex at 8:30 A.M. with a representative of F/S present.