

Draft

**Alta Vista Woods
Homeowners Association**

**Board of Directors Meeting
October 23, 2010**

A quorum being present, the meeting was called to order at 9:15 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 July/17, 2010 meeting to be approved.

FINANCIAL REPORT:

A review of the Association financials was made. Expenses appear to be in order and the current amount of reserves at Rabobank is \$35,750.35. Expenses are \$6560.15 under budget year to date.

OPEN FORUM

Correspondence from the owner of 355A about the raised area of the sidewalk by their unit and the recycling containers being left on the curb was discussed. Farrell/Smythe will respond.

OLD BUSINESS:

Repair and Maintenance List

The general appearance of the complex was very good. The property inspection before the Board meeting showed that almost all action steps from the 7/17/10 inspection have been completed.

Dryer Vent Cleaning

Some units have still not had their dryer vents cleaned and the covers replaced. F/S will notify those owners whose vents have not been done that they must complete repairs on their own, or F/S will have it done at their expense.

Draft

Sidewalk Repair

The sidewalk repairs have not been completed. F/S will check to see if the proposal to coat the raised area with a hard rubber PIP coating similar to that used on playgrounds for \$5,228 is still good, and solicit a second bid. This would smooth out the raised sections and keep further raising by tree roots from causing sharp edges between sections, keeping the walkway level.

Tree Planting

The irrigation system has been repaired and new trees will now be planted where the trees by 375 A were removed. Their stumps and roots could not be ground because grinding equipment could not be brought to their location.

Slurry Sealing:

Toste Construction completed slurry sealing and patching the parking lot, and painting the fire lane "No Parking" strip.

NEW BUSINESS:

2011 Budget

The budget for 2011 was MSP as presented by F/S. There will be no increase in HOA dues for 2011.

Insurance

It was MSP by the Board to raise the deductible for the property insurance for complex from \$500 to \$2500 to reduce the premium by \$443 annually.

Painting

It was MSP by the Board to have F/S solicit bids to paint the car ports.

ADJOURNMENT

There being no further business to come before the meeting, the meeting was adjourned at 10:00 AM. The next meeting is tentatively scheduled for Saturday, February 26, 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.