

VISTA DEL SOL OF MORRO BAY HOMEOWNERS ASSOCIATION  
MORRO BAY, CALIFORNIA

RECEIVED  
OCT 18 2011

**Annual Meeting of HOA on October 8, 2011**

BY: .....

It was 9:50 AM, 58 degrees and warming under carport 32 and part of 34 at Vista Del Dol (*the property*) in Morro Bay. Yes, it was time for the annual meeting of all the interested homeowners to begin. Yes, but all of the interested homeowners attending were not *The Magnificent Seven* [of a possible 20 minimum], but were *The Magnificent Five*: Tony Barretta, Dorothy Kilmer, Marjorie Pirie, Mike Messinger and a newbie, Shannon Dorsey, the resident representative of the titleholder of 3030, Sharlene Dorsey. Now keep in mind that this Shannon is a very shy and retiring sort, so she had to be coaxed, bribed and cajoled to attend by her horde of supportive relatives; but Shannon was *here* and so we count our blessings.

Sturdy hands on the helm and guiding the ship was Tony Flatos (*Tony F.*), Property Services Director for Farrell Smythe (*FS*), our management company.

Nobody else bothered to show up including Secretary Judy Tupper, whose term expired today anyway. There was talk that Judy was off on a tropical cruise somewhere, sipping umbrella drinks. [Now why in the world would anybody want to do that when they could be here wrestling with the mundane concerns of the property? Hard to figure.] But we press on.

Marjorie complained that the gardeners accidentally chopped down her jasmine flowers that were located next to the rear of her garage. We suggested as punishment that the offenders lose their Green Cards, but then we learned that they *didn't have* green cards. Tony Barretta will contact Keith Gaffney to have the flowers re-planted.

Robin Sisson (48), who rents out her flat, inquired about the parameters of our casualty insurance coverage. This correspondent explained that it covers (with a deductible fee, of course) the structure only; interior damage to personal property is not covered. A separate private homeowners insurance policy would address those kind of losses should they occur.

Shannon complained of mysterious 'broken sprinklers', but this correspondent was not notified of their location or condition for their inclusion in the minutes today. Although not as signal as the disappearance of Jimmy Hoffa, it does rate up there, and I hope that we can learn more about these defective sprinklers.

Tony Barretta read *all* of the Board of Directors (*Board*) meetings for 2010-2011. Somebody shook the attendees awake at the conclusion of the reading. [No radio gigs for Tony in the future] The minutes were accepted in toto.

It was reported by Tony F. That the income for September, 2011, was \$3,55.08. Total expenses were \$1,678.68 for a net income or \$2,176.40. The beginning Cash flow was \$20,402.54 and the Ending Balance \$22,575.12. For the Balance Sheet for September's end, Cash on hand \$22,575.12, Rabobank, N.A. Reserve, \$1,000.00, 1<sup>st</sup> Bank of SLO \$42,931.26, Santa Barbara Bank & Trust-MMDA \$15,012.33 for Total Cash of \$81,518.71.

All dues were paid and there were no delinquencies.

The ballot tabulation elected Tony Barretta, Dorothy Kilmer, Marjorie Pirie, Judy Tupper and Mike Messinger. Mike opted not to serve. Judy's decision is unknown, since she is on that cruise which I also heard included a sail by the Horn of Africa. Gee, that is near Somalia, and Arg-g-g-g-g, there be pirates there, matey! Oh well, on the positive side, this correspondent also heard that Judy did not wish to serve another term again anyway. Thus, the new serving Board members now number 3. Then the salient problem arose of who would record the minutes of this meeting. It was suggested that Mike do it for a fee. After securing approval from Tony F., Mike accepted.

Because of wood rot and insect infestation, the balconies of 3036, 0354 and 3056 are in major distress. Dorothy Kilmer proposed that the bid be accepted if it is reasonable. The bid from House-Doc. Construction to repair and/or replace these structures was submitted to FS and it was approved. Excluding painting, the cost will be \$6,149.

A Five Year Reserve Funding Plan is a general projection of predictable costs for the maintenance of condominium complexes. The plan's submission to the State of California is required by the Department of Corporations.

The Plan for 2012-2016 was reviewed for the Board's approval by Tony F. Leading the band here, he explained that some items that are projected in the future to be repaired or replaced will not require a large expenditure at that time if the subject item is monitored and/or addressed in a timely manner beforehand. This proactive attitude can prevent a major expense to an item(s) if it should be continuously ignored. Diligent attention to all exterior areas of the property that deteriorate (just about everything) will reduce overall costs of upkeep, maintain property values, and keep healthy reserve monies available for any, if occurring, unforeseen emergencies. The Board approved the Five Year Plan.

Since all of the walk-in garage doors will eventually need replacing, FS will poll owners regarding the condition of their doors. The Board will take under advisement whether to soon replace and install the neediest 10 first for a 'bargain price' (including paint) of approximately \$325. per door, with the same price for the remaining 10 to be replaced in the future. Robin Sisson's door is a candidate now.

The Board discussed the pros and cons of spot-painting parts of the property sooner than later. Discussions will continue.

The members of the new Board assumed their same offices as during 2010-2011.

There was no Executive Session to follow this meeting: no swings, no misses, no out.

The next Regular Meeting will be Saturday, February 18, 2012 @ 9:AM, place TBA.

Respectfully submitted,

  
Mike Messinger

cc: Tony Barretta  
Tony Flatos  
File