

Vista Ridge

Homeowner's Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 28, 2005

Present:

Nora Mainland	President
Terry Williamson	Vice President
Kent Fortin	Treasurer
Steve Blain	Secretary
Gary Bertz	Director
Tina Nakamura	Valencia Management Group

There being a quorum of the Board present, the meeting was called to order by the President at 6:18 p.m. at the office of Valencia Management Group in Valencia, Ca.

Homeowner Forum

The homeowners present were afforded the opportunity to address the Board on Association related matters.

Approval of Minutes

A motion was made and seconded to approve the July 18, 2005 Meeting Minutes. The motion passed unanimously.

Financial Report

The Treasurer reported that the Association had assets of \$190,777 of which \$61,129 is in cash. Through the first eight months of the fiscal year revenues exceed expenses by \$6,164. Motion was made and seconded to accept the Financial Report. The motion passed unanimously.

Committee Reports

Slopes: Nora Mainland gave the report for Dave Carleton. She reported that Mr. Carleton distributed the Slope Plan to the Board for review. Ms. Mainland also reported that the tree removal phase was completed between August 3 and August 23, 2005, and the next phase will be tree planting, which will begin in the fall after the budget is approved by the new board.

Architectural: Nora gave the report for John O'Connell on the applications received by the committee.

Neighborhood Watch & Newsletter: Nora Mainland reported for Mona Witkowski that the committee is in the process of working on the speeding issue in the community.

Social Committee: Nora Mainland reported that the annual barbecue was a success.

Homeowner Correspondence

Karl Stein - The Board reviewed a letter submitted by Mr. Stein regarding his objections to the Rules Enforcement Policy and the proposed Delinquency Policy. Motion was made and seconded to amend Section 3 of the Rules Enforcement Policy to change the delivery time from 2 days to 4 days and to distribute to the homeowners for a 30 day comment period. The motion passed unanimously.

Paul Sandifer - The Board reviewed the letter submitted by Mr. Sandifer requesting that two pine trees be removed and replaced from the slope behind his residence. The Board agreed to forward his request to the Architectural Committee for review and consideration.

Unfinished Business

Adoption of Paint Colors. Motion was made and seconded to approve the new paint color scheme for the exterior of the residences. The motion passed unanimously.

Delinquency Policy. After reviewing Mr. Karl Stein's written comments regarding the proposed Delinquency Policy, the Board determined to refer Mr. Stein's comments along with a copy of the proposed policy to legal counsel to advise if the homeowners suggestions should be considered.

Amendment of Pool Rules. The Board reviewed the proposed amended Pool Rules. Motion was made and seconded to distribute the proposed amended rules to the homeowners for a 30 day comment period prior to adoption. The motion passed unanimously.

New Business

Recreation Center Proposals. The Board determined to table the approval of the proposals until a new Board is elected.

Reserve Study. Motion was made and seconded to approve the proposal submitted by Reserve Studies, Inc for a complete reserve study with site visit for a total cost of \$1,360. The motion passed unanimously.

2006 Budget. The Board determined to hold a Special Budget meeting in October to discuss the 2006 budget.

There being no further business, the meeting was adjourned to the Annual Meeting and Executive Session at 6:50 p.m. In Executive Session, the Board discussed delinquencies, formation of contracts, and slope maintenance

agreements.

Steve Blain, Secretary