

Vista Lakes Community Association

Board of Directors Meeting
December 11, 2008 at 6:30 p.m.
8841 Lee Vista Blvd.

OPEN FORUM at 6:30 p.m.

Establish quorum, all members present.

Call to Order 6:45 pm, and Proof of Notice,

Approval of prior meeting minutes Motion (Arno, Jerry) All in Favor

Financial Update -Treasurer

- Monthly Financial Status
 - 2009 Coupon Book , payment books are in process.
 - Road Reserves, Arno is working with Leland and Taylor and Carls to come to a resolution on this issue. Arno discussed on going collection issues.
 - Arno discussed year end audit and moving forward with current auditor.

Old Business

- Turnover and Legal Actions Status, Ron discussed the turnover release from Newland communities, Taylor and Carls is working on the release wording.
- Association Manager's Report, Gary's report was distributed prior to the meeting.
- Community Director's Report, Sharon's report was distributed prior to the meeting. Discussion of procedure for not admitting non paying residents to the pool area.
- Covenant Enforcement Issues, Gary presented 1 home in violation of the fence regulations to be forwarded to the attorney for action. **Motion (Ron/Arno) to move forward. All in Favor**
- Committees
 - Amenities
 - Pool Hours in the Summer, Carol discussed the new pool hours for 2009. **Motion (Ron/Arno) to keep hours as suggested. All in Favor.**
 - Communications, Jerry passed out the draft of the next newsletter issue.
 - FAQs, Jerry distributed the list and requested feedback from the board members.
 - Contracts, Ron reported on his statement of work sent to Leland. Will be meeting again with Leland in January.
 - Events, Renee reported on the Christmas party and the upcoming movie in the park.
 - Neighborhood Watch, no report.
- VLCA Master Association Schedule, no report.

New Business

- Cost of Living Adjustment for full time staff. **Motion (Ron/Arno) to consider performance based increases for 2009 All in Favor.** Sharon to make a recommendation on Austin and Jose. Ron will work with the board members for evaluation for Sharon.
- Ed stated that he is not able to put time into the community and is considering resigning from the board.

Adjournment, with no further business, Motion to adjourn (Ron/Valerie) All in favor. 8:50pm