

**Vista Lakes Community Association  
Board of Directors Meeting  
December 10, 2009 at 6:30 p.m.  
8841 Lee Vista Blvd.**

**OPEN FORUM at 6:30 p.m.** 6 residents in attendance.

Questions from residents, Resident expressed concern of crime within Carlisle. Resident expressed the need for compassion by the HOA when a residents lost dog signs were removed. Resident discussed the current condition of Chickasaw Trail and the need to repave.

**Establish quorum, Kent, Valerie, Debbie, Jim, Renee, Gary and Ron present.**

**Call to Order and Proof of Notice, 7:06 pm**

**Approval of Prior Meeting Minutes, Motion (Jim/Ron) to approve previous meeting minutes as submitted. All in Favor.**

**Community Directors Report**

- Monthly Report – submitted by Sharon
- Pool Maintenance/Pool Staining/Cracks- Staining in the pool is bad. Proposals to repair the pool have been obtained. Contract committee will look into resurfacing pool. Theme pool has a crack, not leaking, where previous crack was fixed. Lap pool has crack in corner, not leaking.  
**Motion (Ron/Valerie) to send 30 day cancellation notice to Tranquility Pools and replace with Blue Zone pools. All in Favor.**
- Movement of Correspondence between CD and LM-Sharon expressed concern of Leland Management picking up items from the Association. Amanda Herx stated Leland is on property 2 times per month and Sharon should notify Gary of any immediate pickups needed so arrangements could be made.
- CD Computer-Ron will assist Sharon in selecting a computer and monitor.

**Association Managers Report**

- Amanda Herx presented Gary van der Laan's written report with the addition of the cost of crosswalk painting would be \$258.00. Valerie will discuss this matter with the homeowner making this request and discuss at the January meeting. Amanda Herx also stated that 2010 coupon books were mailed to the residents on November 30, 2009.  
Kent requested a copy of the ARC (CCR) report be included in future Board packages.

**Director's Time**

- The Board of Directors dismissed both Amanda and Sharon from the meeting for open discussion amongst the Board members. Amanda and Sharon were called back to the meeting for further business.

**Financial Update**

- Jim reported that the monthly financials for November are not yet in.
- The Home Depot credit card limit was reduced to \$300.00. Keisha has requested a telephone call from the credit card service to find out why it was reduced.
- Jim requests a list of all active vendors as well as all payments set up on auto payment.

## Association Schedule

- January 14, 2010 – Board of Directors meeting. The Board of Directors will meet at Leland's office at 5:00pm for a tour. The meeting will then adjourn and reconvene at Vista Lakes at 6:30pm.
- January 19, 2010 – Quarterly meeting.

## Old Business

- Covenant Enforcement Issues – The Board requested a harsher version of the letter submitted stating the cost of mediation be sent to all owners with continuing lawn violations that are not in bankruptcy.
- CD Job description – **Motion (Ron/Valerie) to approve the CD job description as presented. Kent opposed; Motion carries.**
- Association Management model – discussion only. No action.
- Committees
  - Amenities, Jim provided a spreadsheet created by Carol.
  - Communication, Jim stated that the newsletter is on schedule and a draft would be available prior to the next BOD meeting. Jim and Jerry are cleaning up the website. Kent requested the homepage be updated with links to communities, Newsletter, CDD, Going Green, etc. be added to the left column. Jim is working on a new form to run ads.
  - Contracts, Ron reported that the committee is currently working on the proposals to resurface the tennis courts. They will also look at the pool resurfacing proposals.
  - Engineering, no updates at this time.
  - Events, Renee reported that the Dancing with Santa had been cancelled due to inclement weather and the condition of the tennis courts.
  - Capital Improvements, Kent reported that this committee already exists as the Contract committee.

## New Business

- Warwick gates-The board request LM contact Lennar and Morrison regarding closing the gate. 30 day notice should be sent to all owners informing them of the gate closing. LM should verify all gate codes are accurate.
- Neighborhood Rep spending restrictions-BOD stated Arno had created a policy and Jim should check through records.
- Website- Renee stated that a disclaimer that these are not the official records should be added to the website.  
A lost and found section will be added to the website, owners info will run for 48 hours unless they notify Jerry to renew. Jerri will use his discretion for postings.  
Jerry will add an area to the website for Board member log in to access legal opinions, contracts, etc.  
Kent requests a CD or thumb drive containing all legal opinions and financials be provided to the Board yearly.
- Creation of "Board Meeting Summaries" for Neighborhood Reps- Jim will provide a summary to Neighborhood Reps.
- Remote Entry Device Costs – **Motion (Kent/Valerie) to charge the residents the actual cost of the remote, plus any programming charges rounded to the nearest dollar. All in Favor.** Sharon will order more remotes and notify LM of the cost.
- Holiday bonus for Maintenance staff- **Motion (Gary/Jim) to provide a \$100 bonus to the 2 maintenance staff at Vista Lakes (2 employees). Valerie and Renee against; motion carries.**

**Adjournment, with no further business to discuss the meeting was adjourned at 11:02 p.m.**