

VISTA REDONDA PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 29, 2013

Judy Simon, President, called the meeting to order at 4:05 pm.

1. Certification of Quorum: Susan Rule, Treasurer certified a quorum with 4 of the six board members present.

Board of Directors Present: Judy Simon, President,; Harvey Simon, Vice President; Susan Rule, Treasurer; Bill Berra, Director.

Board of Directors Not Present: Mary Costello, Secretary; Ellen Smith, Director.

Adjunct Directors Present: Myron Roomkin

Architectural Committee Present: Anna van Schayk

Community Members Present: None

2. Approval of Minutes – Annual Meeting, July 23, 2013.

J. Simon asked for a motion to be made to approve the minutes. Rule made the motion, H Simon seconded and the minutes were approved unanimously.

3. Treasurer's Report:

Rule reported that the budget was in good order. All assessments had been paid with the exception of two properties. A Certificate of Good Standing has been obtained and Gonzales, the CPA has been able to obtain an EIN and set up a separate bank account for the POA.

The issue was raised of whether the lot owners at the end of Vista Redond were obligated to become members of the POA under the new bylaws. We will look into the bylaws to see whether membership is discretionary or obligatory and proceed accordingly.

4. New Secretary for the Board and Board Positions:

J Simon announced that Mary Costello had offered her resignation as Secretary although she wished to remain on the board. J Simon made the motion to accept this resignation while keeping Costello on the board. H Simon seconded and the vote was unanimous. Rule will act as Secretary Pro-Tem until a permanent replacement is found.

J. Simon also announced that Chris van Schayk had offered resignation as an adjunct director and Beverley Martin had been recruited as a replacement. Berra made the motion to accept this resignation and replacement, H. Simon seconded, and the vote was unanimous.

5. Status of Officers and Directors and General Liability Insurance:

Rule reported that Association Management insurance had been purchased through Travelers Casualty and Surety Company of America and General Liability Insurance had been purchased through American Hallmark Insurance Company of Texas.

6. Report on New Homeowner's Act:

Rule reported that she had developed a Disclosure Certificate for Vista Redonda to use in all disclosures. Gary Friedman, counsel, approved the disclosure. Hopefully this will save time as Vista Redonda won't have to fill in the realtor's form at each request.

Rule also reported that the paperwork with the state to obtain a Certificate in Good Standing for the POA has been filed and that a Certificate of Good Standing has been received. An Amendment to the Articles of Incorporation files in 2012 has been filed and as soon as this is received back from the State, Friedman will file for a Certificate of Declaration as required by the Homeowner's Act.

Discussion was held as to the possible need to institute a transfer fee when homes are sold, to be paid by the buyer, to cover the costs of providing the Disclosure Certificate and other documents required by the Homeowner's Act. This discussion was tabled until the board can determine the proper way to institute this fee.

7. Road Report:

H Simon reported that Adam Leigland had communicated that the road work is on schedule as reported at the Annual Meeting. The design work is in process, and the construction is scheduled to begin around mid-March, 2014.

H. Simon will write a letter to the community regarding this update.

8. Architectural Committee Report:

Van Schayk reported that Bill Larson has sold his home and is no longer on the Committee. She also reported that J. Bossory had resigned. Van Schayk related that she would like to resign from the committee as soon as replacements are found. The Board commended van Schayk for her years of work and contribution to Vista Redonda.

A motion was made by Roomkin that all the board should be on the Architectural Committee until such a time as new committee members are found. J. Simon seconded and all approved.

9. Old Business:

The outcome of the violation of the county building codes by Mc Creight was discussed. H Simon stated that he had received a copy of an e-mail that Mc Creight had sent to the county asking that replacement of the reflective roof be postponed until after the monsoon season. H Simon will send an e-mail to the county to remind them of this issue.

10. New Business:

The possibility of a Holiday Party was discussed. J Simon will send a letter to the community asking for volunteers to host the party.

11. Motion for Adjournment:

J Simon requested a motion for adjournment. H Simon made the motion to adjourn, Berra seconded and the vote was unanimous. The meeting was adjourned at 5:45pm.

Respectfully submitted,

Susan B. Rule,

Treasurer and Secretary

Vista Redonda Property Owners Association