

August 12, 2021

Vista Del Verde Condominium Association
Annual Homeowners Meeting
Meeting Minutes

Meeting called to order at 6:00 PM

In attendance:

Cliff Parker, Michael Jaskiewicz, Brenda Brown, Mike Whittington, Renee Thorton- Walendowski, Amy Grigoletti, Richard & Jane Ortega
Dawn Kervin from Fusion

Discussion of 2021 and 2022 Budget

Cliff pointed out how important balancing the current budget is and why there is a need for a dues increase going forward. The Board discussed the reasoning behind the dues going up to \$125 monthly. Homeowners discussed that the value of the condos have gone up in recent years and the HOA needs to maintain the integrity of the Association along with building the Reserve fund for future HOA costs and repairs. Motion was made to increase dues to \$125 monthly starting on Jan. 1, 2022. Seconded, passed unanimously.

The Fusion contract renewal was discussed including the increase in management costs. It was decided to continue management under Fusion.

Cliff made a motion to accept the 2022 Budget, Mike W. made a second and the motion was passed unanimously with the caveat to changes in the landscaping budget as needed and with Board approval.

Landscaping was discussed. The current contract with Gary is fairly simple and does not include weeding and only minimal weed spraying. The owners decided to ask Gary for pricing to include these areas of concern along with maintaining the portion of the HOA common grounds behind the back patios. The Board will meet to discuss this pricing and approve or not based on the budget.

Landscaping by owners in the HOA common areas behind patios was brought up. Owners are doing this at their own expense and were questioning if this was an HOA responsibility to maintain or the owner responsibility. The CCR's point out that this would be the responsibility of the owner since the HOA did not install. It was decided that owners would be responsible for getting permission from the HOA for any type of landscaping installations and would then be partially maintained by the HOA with the bulk of upkeep on the homeowner. Fusion will help the HOA get some homeowner education material out to all owners, so they understand the rules and policies going forward.

Brenda asked that Tonya send her all bills and invoices monthly along with the board reports.

Current Board was approved.

Meeting adjourned at 7:00 PM