

# Park Villas North Homeowners Association

## Regular Session Minutes

**CALL TO ORDER** With quorum established, the Regular Session of the Board of Directors of Park Villas North Association was called to order at 5:00 PM on Tuesday, May 24, 2022, via ZOOM video conference.

Directors present:	Egon Salimusaj	President
	Justin Littrell	Treasurer
	Ruth Hinckfuss	Secretary
	Danielle King	Member at Large

Directors Absent:	Vacant	Vice President
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Also present: Ken Pernicano and Brianna Ardent with Pernicano Realty & Management, INC and 45 homeowners.

**EXECUTIVE SESSION:** Management will disclose that the Board met in Executive Session on March 22, 2022, to discuss delinquency and contracts.

**MEETING MINUTES:** The Board reviewed the March 22, 2022, Regular Session meeting minutes.

Upon a motion made by Ruth Hinckfuss and seconded by Justin Littrell and carried, the Board approved the March 22, 2022, regular session minutes.

**FINANCIAL REPORTS:** The Board reviewed the April 2022 and March 2022 Financial Report, which reflects the following balances:

<b>Operating</b>	<b>\$74,926.94</b>
<b>Reserves</b>	<b>\$567,246.50</b>
<b>Account Receivable</b>	<b>\$59,573.73</b>
<b>Total Assets:</b>	<b>\$701,747.17</b>

Upon a motion made, seconded, and carried the Board accepted the April 2022 and March 2022 Financial Reports subject to the CPA's year-end review and in compliance with California Civil Code.

**Delinquencies:** Management reported that this are no new account due for filing a lien for non-payment of monthly assessments.

### MANAGEMENT REPORTS:

**Action List:** The Board reviewed the association action list created by management. No Board action required.

**Landscape Report:** The Board reviewed the landscape report provided by Pacific Green Landscape.

**CONTRACTS:**

**Roof Proposals:** The Board reviewed two proposals submitted by Roof Doctor and Smith Roofing for a full community re-roof with removal of existing

Roof Doctor: \$1,077,350.00

Smith Roofing: \$915,500

All American Roofing: \$ 287,875 (nine worst roofs)

Upon a motion made by the Justin Littrell, seconded by Danielle King and carried the Board approved for nine (7984, 7950, 7948, 7962, 7988, 7964, 7942, 7960, 7978) of the roofs to complete in the amount of \$279,400. These nine roofs are the worst at the community.

**Reimbursement Request:** The Board discussed a reimbursement request made by the homeowner at 7984H for the reimbursement of air filters in the amount of \$1,619.48. The reimbursement request was denied due to the homeowner needing to go through insurance.

The Board discussed a reimbursement request made by the homeowner at 7944B for the reimbursement of 2 tires damaged in the parking lot on 3/12/22 in the amount of \$697.83. The reimbursement request was denied due it not being the associations responsibility.

**Newsletter Topics:** The Board discussed several newsletter topics for management to use for the July newsletter. Topics include: Rental parking, water cutbacks and pet waste.

**MEMBER OPEN  
FORUM:**

This time was set aside for homeowners in attendance to present their questions or concerns to the Board. Some of the topics discussed were maintenance concerns and landscape concerns,

**ADJOURNMENT**

With no additional business to come before the Board, the Board adjourned the Executive Session at 7:24PM