

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 14TH, 2014
10015 SHADOW CREEK DRIVE

- I. Verification of Quorum:
Board members present were Chris Vinton, Gabriel Avram and Dennis Manzardo. Adam Bartlett and Julie Tobin were absent. A Quorum of the Board was present. Janice M. Loran represented Hara Management Inc. Guest Speaker Officer Edgar Malave was also present.
- II. Proof of Notice: The meeting was properly noticed by posting the agenda 48 hours prior to the meeting.
- III. Call to Order:
The meeting at called to order by Chris Vinton at 7:06 pm
- IV. Approval of Minutes:
April 10th 2014 Board Meeting minutes
MOTION: Chris Vinton motioned to approve the April 10th minutes as presented. Dennis Manzardo seconded the motion. All were in favor. The motion carried.
June 14th, 2014 Board Meeting minutes
MOTION: Chris Vinton motioned to approve the June 14th minutes as presented. Gabriel Avram seconded the motion. All were in favor. The motion carried.
- V. Open Forum:
Officer Malave addressed everyone present regarding the new garbage schedule which is changing after Labor Day from Tuesday and Friday to Monday and Thursday. Yard trash will remain on the same day, Wednesday. He also discussed about burglary issues in the area such as people going into unlocked cars. Officer Malave strongly suggested to maintain vehicles locked at all times.
- VI. Old Business:
Sea Coast CD – Transfer to United Financial Bank which has a higher interest rate.
MOTION: Chris Vinton motions to open CD with United Financial Bank. Dennis Manzardo seconds the motion. All were in favor the motion carried.

DRC Hearing – Possible DRC hearing on Sept 23 or Sept 30th at 6:30pm. Chris Vinton to take the meeting minutes. Chris to review violation report to determine homes that will appear before the Dispute Resolution Committee.

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Landscaping- Dennis Manzardo has met with Valley Crest and is awaiting to receive estimate to replace sod in certain areas. He said that he is seeing progress and is very happy with their performance.

VII. New Business:

CDD – Chris reported to them that there was a broken sprinkler head near brick wall.

ARC Approval – 9998 Shadow Creek Drive application was approved.

Mailboxes- Dennis Manzardo and his wife are working on looking for mailboxes to order and inquiring about standard mail post height. (4 doubles/ 3 singles w/ posts) Debate is does the Association pay for the cost of replacement of the mailboxes or are the homeowners going to be responsible to cover the cost?

MOTION: Dennis Manzardo motions to send notices and supply information to homeowners in a mail out. Gabriel Avram seconds the motion. All were in favor. The motion carried.

Arrington & Company – Approval of engagement letter for 2014 tax return.

MOTION: Chris Vinton motioned to approve the engagement letter. Gabriel Vinton seconded the motion. All were in favor. The motion carried.

Sun Color- Chris advised that he is in the process of working with Chandra on creating new color schemes. New color to be incorporated into the color chart is Desert Vista. Dennis expressed his objection to new color and then he excused himself from the meeting.

VIII. Collections: (Full copy of Financials to be emailed to Dennis Manzardo)

IX. Next Meeting Date(s): Budget Meeting- October 8th, 2014 at 7 pm location to be determined.

X. Call to Adjourn : With no quorum present after the departure of Mr. Manzardo the meeting was adjourned at 9pm.

Respectfully Submitted by:

Janice M. Loran, LCAM
Hara Management, Inc.