

**MINUTES OF THE
January 12, 2016
MEETING OF THE VISTAS CONDOMINIUM ASSOCIATION**

Call to Executive Session

At 7:03 pm, Blake Roth moves to motion into Executive session with legal counsel.
Sean Hikosaka 2nd the motion.
Unanimously approved.

Move to plumbing inspection hearings at 7:57 pm

Board Members Present:

Blake Roth.....President
Sean Hikosaka.....Vice President
Jean Rakowski.....Treasurer
Joni Fraundorfer.....Secretary

Others Present:

Tim Kirchner.....Northern Virginia Management
Sharon Meyer.....Homeowner

Call to Order

At 8:05 pm, Blake Roth motioned to move to the board meeting.
Sean Hikosaka 2nd the motion.
Unanimously approved.

Members Forum

Sharon Meyers asked for notice of all meetings in writing. She asked if all meetings had been posted to the website. Mr. Kirchner responded "yes".

Motion to approve January 2016 agenda

Sean Hikosaka made motion to approve agenda.
Joni Fraundorfer 2nd the motion.
Unanimously approved.

Treasurer's Report (Jean Rakowski)

Condominium Manager report (Tim Kirchner)

New Business

Motion to approve stump removal contract

Sean Hikoska motions to approve stump removal contract.
Jean Rakowski 2nd the motion.
Unanimously approved.

Motion regarding time limits during members forum

Sean Hikosaka motions that each member have 2 minutes to speak during members forum.

Joni Fraundorfer 2nd the motion.

Unanimously approved.

Motion regarding previous purchased recording systems

Sean Hikosaka motions to take no further action recouping the voice recorder and dragon recorder systems that were purchased by Sharon Meyers and not returned to the association after her departure.

Joni 2nd the motion.

Unanimously approved.

Motion regarding schedule board meeting dates and times.

Sean Hikosaka motions that due to an owner's request and with the advice of counsel, a letter or email (based on the owner's preference) will be generated and sent to that owner indicating all scheduled dates and times of board meetings for the 2016 calendar year.

Blake Roth 2nd the motion.

Unanimously approved.

MOTION TO MOVE TO EXECUTIVE SESSION

Blake Roth motions to move into executive session.

Jean Rakowski 2nd the motion.

Unanimously approved.

MOTION TO MOVE TO REGULAR BOARD MEETING

At 8:35 pm, Blake Roth motions to move out of Executive session.

Sean Hikosaka 2nd the motion.

Unanimously approved.

Motion regarding first special hearing regarding the plumbing inspection of unit

Sean Hikosaka motions for manager to contact the unit owner prior to January 31st, 2016 to have a plumbing inspection done by the Board's trained and licensed plumber at the unit owner's expense.

Joni Fraundorfer 2nd the motion.

Unanimously approved.

Motion regarding second special hearing regarding the plumbing inspection of unit

Blake Roth motions for one of 2 options for the unit owner: Have a plumbing inspection done by the association's trained and licensed plumber at the unit owner's expense or complete the Exhibit A to the policy resolution 2008-02.

Joni Fraundorfer 2nd the motion.

Unanimously approved.

Motion regarding no response to Plumbing inspection repair letters.

Blake Roth motions for all unit owners who have not responded to the December 18, 2015 letter regarding the 2015 plumbing inspection repairs to receive a follow-up letter.
Sean Hikosaka 2nd the motion.
Unanimously approved.

Meeting adjourned at 8:45 pm.

Blake Roth motions to adjourn the meeting at 8:45 pm.
Joni Fraundorfer 2nd the motion.
Unanimously approved.