

Victoria Village at Colorado Springs HOA, Inc.
Annual Meeting Minutes
November 18, 2008

The annual meeting for the Victoria Village of Colorado Springs HOA, Inc. was held on November 18, 2008 at Garden Ranch Baptist Church. Board President, John Smith, called the meeting to order at 7:05 p.m. In attendance were John Smith (President), Rick Poole (Vice President), Frank LoBosco (Treasurer), Iwan Biereichel (Director at Large), Sydne Ebel (Director at Large), Lenore Morales (Director at Large), and Kerry Cantrell (Z&R Property Management). Betty Johnson (Secretary) was absent.

The roll call of attending homeowners was done at the door. Kerry Cantrell confirmed that proxies were certified and that a quorum was reached. Proof of notice was waived.

The minutes of the November 27, 2007 annual meeting were read. Frank LoBosco listed several changes that needed to be made to the Treasurer's report:

- Reserve cash was \$206,470.00 (were reported in the minutes as \$20,647)
- Accounts receivable were \$46,742.72 - \$5,000 allowance for bad debt=\$41,742.72
- Prepaid assessments were \$12,259.00
- Total equity was \$67,458.38
- Year-to-date operating income was \$6,502.39

Motion made by Doug Lamson (seconded by Bill Crowley) to accept the minutes with the corrections. There was no further discussion. Motion passed unanimously.

Officers' Reports

John Smith presented his **President's Report**. One of the things the Board accomplished this year was adding lights to improve safety. One outstanding project is moving one of the mailbox units. The Board is starting to look at projects for 2009, including phase 1 of exterior painting. He encouraged homeowners to attend the regular monthly Board meetings.

Frank LoBosco presented his Treasurer's Report. As of 10/31/08,

- Operating income was \$21,000 (this may go down depending on snow-removal costs)
- Operating cash was \$63,000
- Reserves were \$242,000 (savings for capital improvements)
- Working capital was \$8,000
- Overall HOA equity was \$331,000

Accounts receivable for unpaid dues are \$55,000 (up \$8,000 over 2007). The reserve for uncollectibles is \$20,000 (budgeted \$15,000), so net Accounts Receivable are \$35,000 (were \$47,000 in 2007). About 20% of units are in arrears on dues.

On Reserves, Frank recommends looking at the Reserve Study level to avoid possible special assessments.

Frank reviewed the collection process (reminder notice, 2nd late notice, demand letter, lien). The Board prefers to wait for the bank or mortgage holder to foreclose to avoid the cost of the

foreclosure process. By Colorado law, the HOA then gets the superlien (approximately 6 months worth of HOA dues). The Board does send some accounts to a collection agency instead of going through the lien process.

Frank reviewed performance and equity for 2006 through 2008. Some of the financial goals accomplished in 2008 were to fully reserve for uncollectibles, limit dues increase, develop 2nd phase of collection policy, improve or repair property (lights, concrete, fence, etc.), increase reserve balance, and improve the HOA's financial health.

The Board voted to increase dues by \$6 to \$141 per month in 2009 to help make continued improvements (including exterior painting) and to increase the reserve balance.

Committee Reports

The Architectural Control Committee (ACC) will meet to develop guidelines for acceptable door and window replacements.

Election

Ray Murray and Elizabeth Thorpe volunteered to count ballots. Running for election were John Smith, Betty Johnson, and Debby Feagin. All 3 were elected.

Old Business

Landscaping (bush or tree trimming or replacement) is being done in phases.

New Business

- Phase 1 of exterior painting will start in 2009. This will include repairing or replacing damaged molding.
- An owner reported that 3461 is unoccupied but items appear to be stored on the deck. Kerry will follow up to try to find the owner.
- The owner of 3505 reported problems with ice build-up when snow melts and drips off the roof.

The meeting was adjourned at 8:15 p.m.

Submitted by Sydne Ebel, Director at Large