

Victoria Village at Colorado Springs HOA, Inc.
Board of Directors Meeting Minutes
December 18, 2007

The Victoria Village Board of Directors Meeting was held at the Wendy's Restaurant on Jeanine Drive, due to the fact that no representative from the Knights of Columbus hall was present to prepare or open the facility, on December 18, 2007. Board President, John Smith, called the meeting to order at 7:12 p.m. In attendance were John Smith (President) Rick Poole (Vice President), Iwan Biereichel (Director at Large), Betty Johnson (Secretary), Frank Lobosco (Treasurer), Lenore Morales (Director at Large), Sydne Ebel (Director at Large) and Kerry Cantrell (Z&R Property Management).

Previous Minutes: The approval of the Minutes from October 2007 was tabled until Ms. Johnson can send additions to Z&R, and the approval will be done at the January meeting.

Owner's Open Forum/ Hearing. An Owner requested clarification of some information presented at the Annual meeting regarding working capital paid when an individual purchases a property at Victoria Village. The Board responded that the amount is 2 times the monthly dues assessment. An owner reported on some details of the trial of Kurt Gunzinger, including the fact that he was placed on probation and ordered to pay restitution. She also inquired about the requirements for replacing windows, and whether or not the same grid pattern was required, and the Board responded that replacement windows should have the same grid pattern as the existing windows. The owner gave two (3305 and 3501) addresses where this was not performed and the Board asked Mr. Cantrell to check in their files for approval letters. The Board will further explain this policy to the members in an upcoming newsletter.

A representative of an owner spoke to the Board regarding a dog bite incident from 2005. He explained that the defendant (owner of 3420) had all charges dismissed from the civil case brought against her, and offered written evidence of such an action from the El Paso County Court. Mr. Smith moved to accept the written proof of dismissal, and that the Board would take no further action in the matter. Seconded by Mr. LoBosco, and carried unanimously.

Other owners had complaints regarding vehicles in the parking areas that are in violation of the Rules and Regulations in regards to being stored, expired tags, etc. Mr. Cantrell explained that he had tagged 4 such vehicles the day before, and the Board responded that they will investigate methods for better monitoring of this situation.

Finance Report: Mr. Lobosco gave the Financial report. He reported that Current Assets total \$292,194.51, with Accounts Receivable at \$44,655.28. Reserves were fully funded for the month and amount to \$212,092.24. He instructed Mr. Cantrell to have the accounting department place another \$10,000 into the Bad Debt Allowance, to total \$20,000. He expressed a desire to discuss at a future regular meeting possible capital expenditure projects for 2008, and suggested that in the next newsletter a request of the membership to make submit their suggestions for projects that they would like to see happen in 2008.

Mike from All American Landscaping was in attendance to discuss snow removal with the Board. Mr. Cantrell obtained clarification from the Board regarding special work orders for snow removal and de-icing in response to call in requests from residents.

Mike reported that such a response would entail the invoicing of at least 1 man-hour of billable time. The Board instructed Mr. Cantrell to respond to all such requests from residents in the interest of safety, and instructed Mike to make sure that his personnel use the entire hour they would be billing for to inspect the rest of the property for additional ice and snow mitigation. The Board will monitor the costs of this policy throughout the snow season. The Board clarified that the landscape company will respond when 2" of snow has accumulated.

The Board also clarified with Mike the fact that the sidewalks on Van Teyligan and Wesley drive, in their physical relation to Victoria Village, need to be cleared of snow within 24 hours of a minimum of 1" being accumulated. The Board instructed Mr. Cantrell to schedule a sprinkler representative from All American to attend the March meeting, and to place it as an agenda item.

Manager's Report : Mr. Cantrell presented the Manager's report. He discussed the proposal from Mountain High Tree Care for the 2008 season. The Board decided there wasn't enough detail on the proposal to make a decision at that time, and instructed Mr. Cantrell to obtain bids from 3 arborists for tree maintenance and care for the March meeting. The Legal Update was reviewed and discussed. There were 2 cases of pursuit of personal obligation in the Update that the Board said they did not authorize. Mr. Cantrell remembered the Board authorizing the action on 3 addresses. The Board told Mr. Cantrell to instruct the law firm to stop the action. Ms. Johnson moved to instruct Mr. Cantrell to obtain from them written authorizations on all legal proceedings that may take place in the process after placing lien on the property in question, which the Board will decide upon on a case by case basis. The property management will present the proposed action to the Board at regular meetings, at which time they will give property management their decision in writing for them to then give to the attorneys for action. Seconded by Mr. Smith, and carried unanimously.

The discussion of the insurance deductible dispute was tabled due to a suggestion by Mr. Smith because of the fact that the attorney involved is the same individual that is handling the current litigation brought by another homeowner.

The legal opinion letter by Lauren Holmes was reviewed and discussed. The Mr. Poole moved to instruct Mr. Cantrell to have her draw up a Covenant Amendment along the lines of the letter, to allow decks behind the units, and to look into using a directed proxy for the vote, and to draft a letter to all homeowners explaining the amendment. If the Governing Documents support the use of the directed proxy, it would be used for the deck issue and also the second vote for the By Law and Articles amendments that were voted upon at the Annual meeting. Mr. Biereichel seconded and carried unanimously.

Old/New Business: On the subject of election of Board officer positions, Mr. Biereichel moved to keep them the same as existing, which is as follows:

President: John Smith

Vice President: Rick Poole

Treasurer: Frank LoBosco

Secretary: Betty Johnson

D@L: Iwan Biereichel

With the two new inductees; Lenore Morales and Sydne Ebel, both as Director at Large.

Mrs. Morales seconded and the motion carried unanimously.

At Mrs. Johnson's suggestion, Ms. Ebel agreed to begin taking regular meeting minutes, starting at the January meeting.

Under correspondence, the letter from the owner of 3350 was reviewed and discussed. He disputes some of the legal charges to his account for collections, because he alleges that he never received the letters explaining his delinquency. These letters were returned to Z&R, and the Board instructed Mr. Cantrell to investigate the address that the letters were sent to, regarding its accuracy.

Complaints regarding dogs off leash involving Mr. Biereichel and Mrs. Morales were discussed. Both agreed to abide by the Rules in this regard, and keep their dogs on leash when outdoors in the future.

There being no further Association business, Mr. Smith moved that the meeting be adjourned at 9:45 p.m. and the motion carried unanimously.

Betty Johnson
Secretary

Kerry Cantrell
Property Manager