

Victoria Village at Colorado Springs HOA, Inc.  
Board of Directors Meeting Minutes  
February 20, 2007

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The Victoria Village Board of Directors Meeting was held at the Knights of Columbus Hall on February 16, 2007. President, Scott McNab, called the meeting to order at 7:05 p.m. In attendance were Scott McNab (President), John Smith (Vice President), Frank LoBosco (Treasurer), Betty Johnson, (Secretary), Iwan Biereichel, Rick Poole and Don Wagner (Directors at Large), and Devin Smith (Z&R Property Management).

Absent:

**Previous Minutes:** After review, Mr. McNab made a motion to approve the January meeting minutes as written. Ms. Johnson seconded the motion. The motion passed unanimously.

**Owner's Open Forum:** Marcia Fields, Owner of 3502 QA, asked what the actual age receivable amount was. Also where did the amount go that was received by the insurance and exactly how much that was in total? Also, how much was in the account of 3340 Queen Anne way.

Mr. LoBosco stated that the total amount in the accounts receivables was approx. \$46,000. He also stated to Ms. Fields that the total amount received from insurance was \$73,000, which was placed directly into the Association's reserve account. Mr. LoBosco clarified that the amount in the account for 3340 QA is \$5,300, which will possible be recovered by the Association and will go towards the amount owed on that account, which will drop the age receivables.

**Finance Report:** Mr. LoBosco presented the Finance Report, He indicated that total current assets for the end January 2007 was approx. \$213,000. The Association has \$4,700 in the operating account due to the amount paid for the snow removal for the end of December and January. Accounts receivable are high with approx. \$46,000 in unpaid dues and late/legal fees.

**3340 QA** – Mr. LoBosco stated that the \$5,383 that will be recovered will be put into the operation account.

Mr. McNab addressed the issue with the delinquent dues being extremely high. He stated that he would like the delinquent dues to be split in half by the end of June. Mr. McNab stated that the dues need to be treated as a business like operation.

**Hearings:**

**3420 QA** – The Owner's representative was present at the meeting to discuss the ongoing issue regarding the aggressive dog/behavior. The Board of Directors stated to the representative that they would contact the owner in writing when an additional hearing would be held. The Board agreed that they would like to hold a hearing in March if applicable. At the hearing they would only hear the Homeowners case. After the Homeowners case was addressed properly, they would provide an answer in writing as to what they decided.

### **Manager's Report:**

Devin provided a legal opinion from OCRH Attorneys at law, regarding the deck modifications encroaching on Association's Common Area. Ms. Johnson stated that the Covenants maybe amended if 67% of the membership approves. If the Board can not receive the appropriate percentage, the Board can take it into consideration and receive 34% of the membership's votes and take it the courts for an official legal change. Mr. Smith stated that the information provided in the legal opinion also addressed the bylaws as well. Which the Committee has reviewed and made recommendations.

Ms. Johnson made a motion to create a moratorium on any new decks within the Association until the deck issue is resolved. Mr. Wagner seconded the motion. The motion passed unanimously.

Devin brought to the Boards attention that All American has started a preliminary spring cleanup throughout the Association.

**New/Old Business:** Mr. McNab stated that he will be performing dog feces removal once the weather gets better. He will continue to go through the Association and patrol the green belt areas for feces. In addition, Mr. McNab stated that he will continue to empty the pet station.

Mr. McNab brought up the issue within the Association in regards to the potholes. The Board discussed the issues and decided that they would like to have proposals to perform the work. Devin stated that he would have several proposals by the next meeting.

### **Bylaws:**

Mr. Smith addressed the changes to the Bylaws that the Committee has proposed.

Change – Who can be elected and who can change the election. The Bylaws state that none owners can vote as homeowners or be on the Board. The change would read; a person must be an owner (to own property within the Association) to be on the Board or vote on Association business.

Ms. Johnson made a motion to change Article 5 Section 1 to state; Nominations to the Board shall be made from members. The motion eliminates the words non members from the sentence. The motion passed unanimously.

Mr. Smith made a motion to change the sentence; Directors who need not be members of the Association in Article 4 Section 1 to read Directors shall be members of the Association. The motion passed unanimously.

Mr. Smith made a motion to allow the attorneys to give a recommendation as to the wording to continue (present/future) to allow the annual meeting to change with the Boards decision or update with the states laws including percentages. The motion passed unanimously.

Mr. Smith made a recommendation that 67% need to vote with a minimum of 25% (floor) of the entire membership to remove somebody from the Board. The Board made no decision at this time regarding the recommendation.

The Board stated that they would dedicate a full hour at next months meeting to address the proposed changes to the Rules and Regulations.

There being no further Association business, Mr. McNab moved that the meeting be adjourned at 9:11 p.m. and the motion carried unanimously.

Devin Smith  
Property Manager

Betty Johnson  
Secretary