

Victoria Village at Colorado Springs HOA, Inc.
Board of Directors Meeting Minutes
January 16, 2007

The Victoria Village Board of Directors Meeting was held at the Knights of Columbus Hall on January 16, 2007. President, Scott McNab, called the meeting to order at 7:04 p.m. In attendance were Scott McNab (President), John Smith (Vice President), Betty Johnson, (Secretary), Iwan Biereichel, Rick Poole and Don Wagner (Directors at Large), and Devin Smith (Z&R Property Management).

Absent: Frank LoBosco (Treasurer)

Previous Minutes: After review, Mr. Wagner stated that he didn't like the way the first paragraph in the section unfinished business was written. Mr. Wagner wanted to make clear that the minutes state that he only volunteered to review the documentation with Ms. Johnson or any other Board member. Mr. McNab made a motion to approve the December meeting minutes with the words (with Ms. Johnson) added to the end of the first paragraph under Unfinished Business. Mr. Poole seconded the motion. The motion passed unanimously.

Landscaping/Snow Removal:

Scott Smelker, owner of All American Grounds Maintenance, attended the meeting to discuss the snow removal and invoice for the December and January storms. Scott stated that the amount of snow that the City/State received caused a big problem for the Association. He stated that they did their best to plow the main streets and parking lots so that residents had access in and out of the Association. A big problem throughout the Association was the amount of cars parked within the Community, causing a problem regarding clearing of snow and drifts. Mr. Biereichel addressed the issue of snow removal on the sidewalk along Van Teylingen and the North entrance into the Association. Scott Smelker said this area has been a large problem due to the City plows pushing snow and ice back on the sidewalk and entrance after his crew already cleared the area as best as possible. Scott will continue to have his crews address the problem areas. Mr. McNab addressed the issue regarding the clearing of snow along the trail bordering the Association. Mr. McNab said he would like this area to be treated the same as the sidewalks and streets. Mr. Wagner addressed the issue with the City and the possible legalities regarding the clearing of the snow on the trail as well as the sidewalks.

Owner's Open Forum: Marcia Fields, Owner of 3502 QA, addressed the issue with the North entrance and the amount of snow and ice. Mr. McNab stated that it would take a skid loader and additional Association funds to address the problem correctly. Devin asked Scott with All American Landscaping if he could drop of a large bag of ice melt so that Mr. McNab and Mr. Biereichel can put down the ice melt and use a spud bar to break up some of the ice. Ms. Fields made a copy/synopsis of the information that she reviewed regarding the Green Springs matter. In addition, Ms. Fields wanted to let the Board know that the Gunzinger case has been set over for a later date.

Finance Report: Devin presented the Finance Report. He indicated that total current assets for the end of year 2006 are \$202,008.35. The Association was approximately 24% under budget for the month of December and 1.71% under budget for the year 2006. The Association has \$9,902.05 in the operating account and \$145,942.58 in reserves.

Accounts receivable are high with approx. \$46,000 in unpaid dues and late/legal fees and \$9317.69 in prepaid dues.

3340 QA – Ms. Johnson presented the new revised stipulation regarding 3340 Queen Anne Way to the rest of the Board. The approve changes by the Board were made by Mr. Bremer and Jack Scheuerman.

Ms. Johnson made a motion to approve the copy of the corrected stipulation for 3340 QA provided by Jack Scheuerman. Mr. Wagner seconded the motion. The motion passed unanimously.

Hearings:

3420 QA – A hearing has been scheduled with the Board regarding the tethering of an aggressive dog with no supervision causing a potential danger to residents within the Association. The owner brought a friend (attorney) to speak on her behalf regarding the dog hearing. Devin made a recommendation to reschedule the hearing until the Association was able to have legal representation present. Mr. McNab asked the Board to take a vote to table this hearing until the Board was able to have legal representation or legal advice regarding the matter. The Board voted by a majority to table the matter until legal representation/advice is provided. The owner of 3420 stated that the court case is still in process and that the case has not been settled. The next court date is scheduled for the first week of February. Devin told the owner that he would contact her in writing regarding the rescheduled hearing.

3416 QA – A hearing has been scheduled with the Board regarding the ongoing storage of a Plymouth Fury within the Association. The Owner of 3416 QA said the vehicle has been removed from the Association and stored off site. She also said if the vehicle is returned to the Association, it will be utilized and moved on a more frequent basis.

The Board decided not to post assessment fines to the account at this time. In the future, if the vehicle is seen stored in the same location more then ten days, an automatic assessment fine of \$50.00 will be posted directly to her account with no future notification.

Manager's Report:

- The Homeowner of 3423 QA sent an e-mail regarding issues discussed with the Association President. The Board, at the December meeting, advised the homeowner to put concerns in writing so that the issue could be discussed in the appropriate manner. The owner of 3423 QA stated that Mr. McNab confronted he and his wife in an abusive and aggressive fashion regarding alleged Association parking/vehicle violations. Mr. McNab told the Board that he would address the issues directly through Z&R instead of dealing with the owner direct. In addition, the homeowner stated that Mr. McNab was storing and using a hydraulic wood splitting machine within the Association. Mr. Wagner asked Mr. McNab if this was true. Mr. McNab said he split three pieces of wood with the machine when he bought it. He also said the machine was at the property for a short time but has been removed from the Association.

- Devin presented a letter from 3502 QA (Ms. Fields) regarding 3340 QA and the alleged 2003 annual meeting election fraud. The Board reviewed the information that was provided in the letter. Mr. Wagner told Ms. Fields the Board would not reconsider the election from the 2003 annual meeting. The Board unanimously agreed.
- Devin presented an additional request from the Homeowner at 3512 QA regarding the unauthorized installation of a patio cover/canopy. After review, Mr. McNab made a motion to sustain the original Board decision to have the patio cover/canopy removed permanently from the Unit. Ms. Johnson seconded the motion. The motion carried unanimously.

Unfinished Business: Devin told the Board that a legal opinion letter regarding deck modifications/extensions into the Association's Common Area will be provided to the Board by no later than the next regular meeting in February.

Mr. Smith stated that the Bylaws committee is finished with the proposed Bylaws changes. Two changes will be reviewed at the next regular meeting in February. Mr. Smith would like at least thirty minutes designated to properly discuss the topic. Mr. Smith also told the Board that the Rules and Regulations are being worked on now and will possibly be provided to the Board by the March meeting for review.

New Business:

Mr. Poole brought up the discussion regarding rewarding the Board for their hard work with a dinner or possibly a gift certificate with a set spending limit for all members. Ms. Johnson stated that she thought that a potluck would be a good idea for the Board. Mr. Poole suggested having a meal catered to the Knights of Columbus from a BBQ restaurant for a reasonable cost. The Board agreed that this was a good idea. Rick stated that he would look further into the catering and would get back with the rest of the Board to see if it was possible for the February meeting.

Mr. Biereichel brought up a concern with the mailboxes located by 3518 QA. Mr. Biereichel proposed to move the mail boxes to across the street so that the ice would no longer be a problem. A new concrete pad will need to be poured to relocate the mail boxes. The Board agreed to address this issue on the February meeting agenda.

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