

Victoria Village at Colorado Springs HOA, Inc.  
Board of Directors Meeting Minutes  
June 19, 2007

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The Victoria Village Board of Directors Meeting was held at the Knights of Columbus Hall on June 19, 2007. Acting President, John Smith, called the meeting to order at 7:05 p.m. In attendance were John Smith (Vice President), Iwan Biereichel (Director at Large), Betty Johnson (Secretary), Rick Poole (Director at Large), Don Wagner (Director at Large) and Kerry Cantrell (Z&R Property Management). Absent: Frank Lobosco.

**Previous Minutes:** The Minutes from May 2007 were reviewed and unanimously approved, as were the April Minutes.

**Owner's Open Forum/ Hearing.** A hearing was held for owners of 3349 concerning the permanent awning structure erected on their patio. They submitted evidence that the structure has been in place for 12 years. Ms. Johnson moved to grandfather in the structure and allow it. Seconded by Mr. Poole. The motion passed, with Mr. Biereichel and Mr. Poole abstaining. An Owner asked if and when Z&R will be evaluated by the Board prior to renewing their contract. An Owner brought up recent incidents of an aggressive dog in the neighborhood, the Board discussed it, and Ms. Johnson and Mr. Cantrell agreed to confer the following day regarding the best course of action. An Owner reported that the parking lot adjacent to 3308 had no lighting and that her car had been broken into. Mr. Wagner moved to obtain an estimate for the installation of a light pole in the area, seconded by Mr. Poole and carried unanimously. The Board further decided to approve the estimate via email, rather than waiting for the next meeting. The subject of the condition of the frontage area of the property was brought up, and the Board asked Mr. Cantrell to replace the two keystones by the sign, and to ask All American Landscaping for recommendations regarding options for improvement of the landscape in that area.

Scott from All American was in attendance at the Board's request. The Board expressed concern regarding the irrigation scheduling, and Scott promised improved accuracy and accountability.

**Finance Report:** Due to Mr. Lobosco's absence, the Board decided to table the financial report until the July meeting.

**Manager's Report:** Mr. Cantrell presented the Manager's Report. The Board will review the legal update, and any comments will be presented at the July meeting. The additional items also were tabled until the July meeting.

**Old/New Business:** Two proposals for a full perimeter fence repair were presented and Mr. Wagner moved to accept one of them. Seconded by Mr. Smith, and carried unanimously. The exterior painting proposal was presented and the Board decided to wait until next year before starting the project. The issue of large trees that have grown to the point that the branches are detrimentally contacting the rooftops was brought up. Mr. Cantrell was asked to obtain an estimate to have all the offending trees on the property trimmed, and for the Board to decide via email rather than wait for the next meeting. A proposal for street and parking lot sealcoating was

considered. Mr. Poole stated that he had access to another bid. The Board requested that both bids be amended to contain repair of two spots in parking areas that have tree root intrusion.

It was decided that the community yard sale be held July 28-29, with a 30 yd. dumpster to be on site from July 30 through August 6.

Mr. Smith began the final proceedings on the Rules and Regulations. Several points were discussed and approved, to completion. Mr. Smith will prepare a final draft to be distributed to all Board Members for final review. A copy will be sent to Z&R for proofreading and Promulgation. .

There being no further Association business, Mr. Smith moved that the meeting be adjourned at 9:35 p.m. and the motion carried unanimously.

Betty Johnson  
Secretary

Kerry Cantrell  
Property Manager