

Victoria Village at Colorado Springs HOA, Inc.  
Board of Directors Meeting Minutes  
July 17, 2007

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The Victoria Village Board of Directors Meeting was held at the Knights of Columbus Hall on July 17, 2007. Acting President, John Smith, called the meeting to order at 7:02 p.m. In attendance were John Smith (Vice President), Iwan Biereichel (Director at Large), Betty Johnson (Secretary), Rick Poole (Director at Large), Frank Lobosco (Treasurer) and Kerry Cantrell (Z&R Property Management). *Absent: Don Wagner.*

**Previous Minutes:** The Minutes from May 2007 were reviewed and two corrections were made. Mr. Poole moved to approve the amended minutes, seconded by Mr. Biereichel. Mr. Lobosco abstained due to his absence at the May meeting. The motion carried.

**Owner's Open Forum/ Hearing.** Mr. Smith explained the rules of the open forum section of the meeting to the assembly. An owner asked about the retaining wall which is in need of repair. Mr. Smith explained that the issue was on the agenda for this meeting. An owner inquired about the Association's responsibility regarding skylights, and it was explained that any exterior cause of failure at no fault of the resident was the Association's responsibility to repair. An owner asked that the February 07 Minutes be amended to show that an owner had asked for a waiver of late fees.

A hearing was held for the owners of a rental property where a dog resides that had been the subject of a written complaint. In this complaint, the dog reportedly has behaved in an aggressive manner toward neighborhood children. The owners of the unit explained that their policy is such that no dogs are allowed at all, and that they were unaware that the dog had been present in the unit. They further explained that the tenants will be moving out as of September 30, 2007. Ms. Johnson moved to not fine the owners and dismiss the matter. Mr. Poole seconded the motion and it carried unanimously.

**Finance Report:** Mr. Lobosco gave the Financial report. He reported that Current Assets total \$320,563.07, with Accounts Receivable at \$42,042.28. Reserves were fully funded for the month and amount to \$240,528.23. Mr. Lobosco also gave a brief explanation to the assembly of the collection process for delinquent dues.

**Manager's Report :** Mr. Cantrell presented the Manager's report. He reported that there was a request for late fee waiver from an owner. The Board reiterated that pursuant to the Statement of Policy sent to all homeowners since last month's meeting, the Board will no longer waive late fees, except in the event of a mistake on the part of the Association's agents, and that Z&R is directed to make that determination in each individual case on behalf of the Board in the future. Mr. Cantrell presented the bid for Reserve Study. Mr. Lobosco moved to approve, with Mr. Biereichel seconding, and passed unanimously.

The subject of filling the vacant board seat was brought up and discussed. Ms. Johnson moved to defer this until the Annual meeting in November, and was seconded by Mr. Lobosco. The motion passed with 3 voting for and 2 against.

**Old/New Business:** The bid to trim the property's trees that are overgrown and contacting the roofs, chimney stacks and gutters of the units was reviewed. The Board asked Mr. Cantrell to obtain 2 more bids for this work, and due to the urgency of this matter, Mr. Lobosco moved to accept the lowest of them. Seconded by Mr. Poole, and carried unanimously.

The asphalt bids that had been revised to include the repairs to areas damaged by tree roots were reviewed, and Mr. Poole moved to accept the lower of the two. Seconded by Mr. Lobosco, and carried unanimously. Mr. Cantrell will prepare and mail a notice to all residents explaining the details of the project.

The Board directed Mr. Cantrell to schedule the fall shrub trimming in the landscaping contract as soon as possible due to the overgrown condition of the shrubbery on the property, and to obtain estimates to have them sprayed for spider mites.

Mr. Cantrell presented two old bids for the repair of the retaining wall for review, and the Board directed him to obtain 3 up to date bids for that work, and that they will perform an approval via phone in order to get the work done as soon as possible.

The Board directed Mr. Cantrell to prepare a form and letter pertaining to the pet registry mentioned in the new Rules and Regulations. Ms. Johnson moved to include a \$5 fee and to grandfather oversized dogs that are currently residing on the property, with a deadline by August 31, 2007. Seconded by Mr. Lobosco, and carried unanimously.

AMENDMENT TO MINUTES: The Board asked Mr. Cantrell to provide at the next meeting information regarding when Z&R's management contract will be expiring.

There being no further Association business, Mr. Smith moved that the meeting be adjourned at 9:15 p.m. and the motion carried unanimously.

Betty Johnson  
Secretary

Kerry Cantrell  
Property Manager