

Victoria Village at Colorado Springs HOA, Inc.
Board of Directors Meeting Minutes
August 19, 2008

The Victoria Village HOA Board of Directors meeting was held at the Knights of Columbus hall on August 19, 2008. Board President, John Smith, called the meeting to order at 7:03 p.m. In attendance were John Smith (President), Rick Poole (Vice President), Frank LoBosco (Treasurer), Betty Johnson (Secretary), Iwan Biereichel (Director at Large), Sydne Ebel (Director at Large), Lenore Morales (Director at Large), and Kerry Cantrell (Z&R Property Management).

Open Forum

John announced that the open forum will be limited to 15 minutes. He also stated that only recordings made by the Board of Directors will be acknowledged and used if needed to clarify meeting minutes. The written minutes of the meeting are the only official record.

An owner (address not given) commended the Board on the capital improvements (fence repair, curbing).

A resident (renter at 3514) wants to start a Neighborhood Watch with the Board's permission or approval. She has contacted the police department regarding training and is waiting to hear from the police regarding scheduling an initial meeting. She will forward information about the meeting to Z&R so they can be the contact point for people who are interested in participating.

An owner (3349) said she asked a neighbor-child to stop pulling leaves off a tree. The child's mother told the owner that she (the mother) will take care of the child and that the owner should not call the property manager or H.O.A. The mother said that Board members have told her personally that the owner has complained. The Board confirmed that it does not give out the names of owners or residents who file complaints.

An owner (3512) asked about the foundation problems caused by water he reported earlier. The owner actually received the report and invoice and brought copies the Board had requested to Kerry just tonight. Kerry will review the information and respond as soon as possible.

An owner (3316) asked about the status of mudjacking. Kerry is still waiting for the second bid. The goal is to complete the mudjacking before the September Board meeting.

An owner (3502) asked about tree spraying. Kerry reported that trees were sprayed by Mountain High (this is done usually 2-3 times per year) and that bushes have also been sprayed. This owner also commented that dog owners in her area are not being responsible to pick up after their pets. The owner asked for Board approval/permission to place signs reading "Irresponsible pet owner" in the ground near obvious dog waste.

- **Motion** made by John Smith (seconded by Rick Poole) to allow this owner to make these signs at her own expense and to place them in obvious places of abuse for a trial period to end October 31, 2008. *Discussion:* Are there potential legal implications (public humiliation)? **Vote:** 3 in favor of this motion; 4 opposed. Motion did not pass.

- **Motion** made by Betty Johnson (seconded by Iwan Biereichel) to add up to 6 “pet pick-up stations” to be placed in common areas. *Discussion:* Lenore volunteered to be the contact person for placement of the new stations. Scott McNab volunteered to build the stations for the cost of materials (approximately \$100). **Vote:** 7 in favor. Motion passed unanimously.

Hearing regarding door violation at 3305

The front door of this unit does not comply with the H.O.A. stated rules and regulations regarding appearance. The owners have received 2 violation letters (dated March 20, 2008 and July 18, 2008) and have not complied with the request to bring the appearance of the door into compliance with the rules and regulations.

The owner stated that she put up the door 2 ½ years ago. Last summer (2007), the glass in the door was broken by the landscape-maintenance company, and the H.O.A. paid to replace the door, so she questions why the H.O.A. is challenging the appearance of a door it paid to replace last year. She volunteered to put up an outside (screen/storm) door that does comply with the standards.

Is there a way to adapt or modify the door so that the appearance complies with the standards?

- **Motion** made by Betty Johnson (seconded by Lenore Morales) to accept the owner’s offer to put up a screen/storm door that complies with H.O.A. standards. If the door color (brown) still is visible, the owner agrees to paint the door in a color that matches the trim or siding around her unit. *Discussion:* Kerry and Iwan will walk through the property. Betty recommends walking the property monthly and that Board members rotate doing this with Kerry so that we can address any rule violations earlier. The Architectural Control Committee (Iwan Biereichel, Rick Poole, and Ray Murray) should give recommendations regarding what’s acceptable for front doors and screen/storm doors **Vote:** 5 in favor of the motion, 2 abstained. Motion passed.
- **Motion** made by Betty Johnson (seconded by Sydne Ebel) that Board members rotate doing a monthly walk-through with Kerry after the A.C.C. gives recommendations to look for exterior violations. **Vote:** 7 in favor. Motion passed unanimously.

Meeting minutes

The July 15, 2008 minutes were read.

- **Motion** made by Iwan Biereichel (seconded by Lenore Morales) to accept the July 2008 meeting minutes as submitted. **Vote:** 6 in favor, 1 abstained. Motion passed.

President's report

- **Concrete work** was finished today. There was some damage to a curb on VanTeylingen, and Kerry is checking to see who is responsible to repair this (it may be the city's responsibility). Kerry wants to walk the project before paying the invoice.
- **Landscape work** is in process, but in certain areas, the company didn't plant what was listed (see July 21, 2008 list [pages 25-26 of meeting packet]). Kerry will have Mike call Rick Poole for clarification.
- **Annual meeting in November** is tentatively scheduled for the 2nd Tuesday (11/11, although this is Veteran's Day). *NOTE: Kerry informed the Board by email after the meeting that he discovered he has a conflict with this date and suggested having the meeting on the normal 3rd Tuesday of Nov. (11/18). This is still in the full week before Thanksgiving.* The term for 3 current Board members (John, Betty, and Frank) will expire, so each needs to decide whether to run again. Currently, the Board serves as the nominating committee, and the new Board would become the nominating committee at the end of the November annual meeting.
 - **Motion** made by Rick Poole (seconded by Iwan Biereichel) to continue to have the current Board serve as the nominating committee. **Vote: 7** in favor. Motion passed unanimously.
- **Newsletter** needs to go out in August. Board members should have copy to Sydne by Mon. 8/25 for editing. She will have a printed version ready for Iwan by Fri. 8/29. Iwan will copy the newsletters and have them distributed by Labor Day. For the next newsletter, content copy is due to Sydne by Mon. 10/27. She will edit and format the newsletter and have a printed version ready for Iwan by Fri. 10/31. Iwan will copy the newsletters and have them distributed over the weekend of 11/1-11/2.

Finance report

Frank highlighted different amounts on the finance report, including operating cash, reserves, assets, accounts receivable, and bad debt allowance. The Association had a negative cash flow for July, due primarily to high water costs.

Manager's report

- **Update on collections:** the lien on 3350 has expired. Should this account be sent to collections? There was discussion about trying to find investors who "buy" liens and file their own foreclosures. Also, the Association's law firm is starting to do county court lawsuits, which creates a personal obligation for the owner so wages or bank accounts could be garnished. The cost for these lawsuits is less than the cost of the foreclosure process. Kerry said the law firm indicates they've had good success with the county court lawsuits, but he doesn't know how long the process takes.
 - **Motion** made by Frank LoBosco (seconded by Betty Johnson) to send this particular account to collections and pursue the county court lawsuit only if there is no resolution through collections. **Vote: 7** in favor. Motion passed unanimously.
- **Landscape work:** Kerry reviewed notes from the walk-through. The work was prioritized based on cost and appearance, so the work is in process but is not being done all at once.

- **Collection agency payment** was received toward 3532. The agency's fee (commission) is being written off.

Deck amendment

When John and others walked the property and measured existing decks, they didn't measure from the back door; they measured from the (outer) edge of the slab where the common area starts. The Board had discussed and agreed in June that measurements would be from the unit's back door.

- **Motion** made John Smith (seconded by Iwan Biereichel) to approve the deck-amendment letter as written, except change the reference in paragraph 3 from "9 feet" to "14 feet," contingent upon actual measurement from the unit's back door. There was discussion about giving away common area by allowing decks. **Vote:** 6 in favor, 1 opposed. Motion passed.

Miscellaneous discussion

Iwan raised the question of removing the grass from inside the pool area and replacing it with concrete prior to next year's pool season. This would reduce some costs for mowing and watering. No further discussion or action taken at this time.

Correspondence

Correspondence received on the following topics was reviewed:

- Size of pets
- Salvage business (pp. 28-30 of the August Board packet). Add to Sept. agenda.
- Loose dog (pp. 31-32 of the August Board packet). Add to Sept. agenda.

The meeting was adjourned at 9:17 p.m. The next meeting will be held September 16, 2008.

Submitted by Betty Johnson, Secretary, and Sydne Ebel, Director at Large.