

Victoria Village at C/S HOA
Board of Directors Meeting
April 21, 2009
Minutes

Meeting was called to order at 7:08 p.m. In attendance were Iwan Biereichel, Sydne Ebel, Lenore Morales, Rick Pool, John Smith, Debbie Feagin and Kerry Cantrell of Z&R Property Management. Betty Johnson was absent.

OPEN FORUM

3349 – Owners informed Board that trash is still an issue. Inquired about walk throughs. Next walk through will be with Ray, Rick, Iwan on April 30, at 9:00, beginning at the pool.

3502 – Owner asked about SB 1135 and its effect on Victoria Village. Kerry advised that Victoria Village complies with state law. Rules and regulations will be developed after governing documents are revised and approved.

Owner inquired if Unit 3539 had made payments according to plan approved by Board. Treasurer reported that payments were made in February and March, totaling \$1651.

Suggestion was made to post notices on post office boxes to remind community residents that trash pick-up is changing to Tuesday. Discussion followed regarding notices not being allowed on mail boxes. Suggestion made to include notice on bulletin board.

Owner asked if transfer of \$36,000 had been accomplished from reserve funds to operating funds. Treasurer informed that documents had been signed to have the funds transferred.

Owner inquired about status of Comcast contract and how monies will be used. The Comcast contract is approved and is being sent for signatures. No determination has been made as to how funds will be allocated. Later discussions proposed allocating money to help pay cost for legal fees to have governing documents revised and to help with painting costs.

Owner inquired about meeting minutes for executive meetings. Discussion was held about executive sessions being confidential. Minutes for meetings that are not executive sessions will be handled in same manner as minutes for a regular board meeting. The secretary advised that no decisions have been made in executive sessions, only discussions.

BOARD MEETING

There were no corrections to the Minutes.

MOTION was made by Iwan to accept Minutes. Rick seconded the Motion. Motion was approved (5 yes votes). Debbie abstained.

PRESIDENT'S REPORT:

John informed that mailboxes on northwest corner of Queen Anne Way will be replaced in the next few days.

Discussion was held regarding repairs to parking lot near front of north entrance, by the 3rd parking lot coming in from the street. Kerry will have repairs done. Kerry will contact Rick if assistance is needed to negotiate price to be in \$500 range.

John reported on meeting with attorney on April 8th. Discussion was held regarding documents being outdated and conflicting with each other, expense of updating documents, seeking additional bids, updating documents one at a time rather than all at once, or completing work at a later date. John will contact Lauren (attorney) to negotiate price and payment plan.

MOTION was made by Rick to go forward with attorneys drafting governing documents with proposed changes. Debbie seconded the Motion. Motion as passed unanimously.

TREASURER'S REPORT:

Sydne presented the Treasurer's Report. We have approximately \$45,978 in two operating accounts; reserves are \$305,497. Accounts receivables went down \$534. Cash flow is normal, but have not had budgeted amounts for snow removal or landscaping. Year-to-date expenses are 24% below budget, partially due to no painting expenses being incurred or sprinkler repairs. In March there were 61 delinquent accounts, compared with 74 delinquent accounts in February. With the exception of one account, all delinquent accounts exceeding \$500 have been referred to attorneys or collection agency.

MOTION was made by Iwan to approve Treasurer's report. John seconded the Motion. Motion passed unanimously.

MANAGER'S REPORT:

Kerry and Sydne discussed legal updates. Kerry reviewed Work Order Report and advised of letter to members regarding new trash collection day.

Discussion held regarding flyer to be distributed regarding new trash day on Tuesdays. Rick and Iwan will distribute flyers this coming weekend.

NEW BUSINESS:

Discussion was held regarding increase in insurance premiums.

MOTION was made by John to approve payment for insurance coverage. Iwan seconded the Motion. Motion passed unanimously.

Discussion was held regarding new pool repair proposal and the amount of time needed to complete.

MOTION was made by Iwan to approve pool repairs. Motion was seconded by Lenore. Motion passed unanimously.

Discussion was held regarding tree trimming bids for pine trees by north entrance, north side and west side of property.

MOTION was made by John to approve proposal by Green Springs. Rick seconded the Motion. Motion passed unanimously.

Discussion was held regarding proposals for painting Phase I of property, including number of units to be painted, cost, and wood/framing replacement for rotting wood. Sydne will contact Lauren to determine availability of funds to be used from operating/reserve accounts.

MOTION was made by Iwan to approve proposal by German Painting. Motion seconded by Lenore. Motion passed unanimously. Kerry will contact German Painting once Sydne advises financial issues are resolved and funds are available.

Discussion was held to have pool party on Sunday, May 24th.

Debbie requested newsletter articles. Item that needs to be included on next month's agenda is the letter to accompany past due statements.

Meeting was adjourned at 9:15 p.m.