

Victoria Village at C/S HOA
Board of Directors Meeting
August 18, 2009
Minutes

Meeting was called to order at 7:00 p.m. In attendance were John Smith, Sydne Ebel, Debbie Feagin, Iwan Biereichel, Betty Johnson, Lenore Morales and Kerry Cantrell of Z&R Property Management. Rick Poole was absent.

OPEN FORUM

3502 – Owner submitted letter inquiring about meth lab operating within Victoria Village and accounts receivables. Owner requested response to letter by next board meeting.

3575 – Owner inquired about meth lab and whether decision had been made about distance allowed from back door to end of deck. Owner advised that there is currently a moratorium on building decks.

3469 – Owner advised basement flooded. Holladay stated it was because gutters had not been cleaned. Owner stated this was second time basement had been flooded. Suggestion was made to have regular maintenance to clean gutters.

3560 – Rain (water) entering unit through vent in bathroom. Kerry will attend to this issue.

3401 – Mudjacking needs to be performed. Kerry will assess situation and take appropriate action.

3513 – Hole in common area at the back of the end unit. Kerry will attend to this issue.

BOARD MEETING

Minutes for the July meeting were amended to reflect that in the last paragraph on page 1, July should be changed to June; August should be changed to July.

MOTION was made by Iwan to accept corrected Minutes. Sydne seconded the Motion. Motion was approved with 5 yes votes, Lenore abstained.

PRESIDENT'S REPORT:

John stated that there is a white couch half-way down the north side of property in weeds, behind Units 3619 and 3625. Kerry will have couch picked up.

In same area, there are two dead trees. Kerry will request Matt to get estimate to remove these trees and another dead tree on northwest corner of property.

Request was made that during next walk through they should check for trees that are near chimneys and roofs.

Kerry provided information regarding recent discovery of meth lab being operated on Victoria Village property. HOA is responsible for testing whether contamination has spread beyond the one unit. This testing will be done within the next few days. All expenses associated with this incident will be billed to owner. HOA should be able to recoup all costs.

Iwan thanked Wayne and Janet Dennison for fixing bathroom doors, handles, and providing new clock at the pool.

Pool will close after Labor Day. It will remain open as long as weather permits.

TREASURER'S REPORT:

Sydne presented the Treasurer's Report. Operating account is \$55,518; and Accounts Receivable is \$67,605. We are over budget for general maintenance due to painting, water, gutters, trees and pool expenses.

There are 60 accounts delinquent, 25 of those accounts are 3 months overdue. Of those 25 accounts, 10 are in legal action, 9 have payment plans, 3 are with a collection agency, 1 is in receivership and 2 are being checked into for clarification.

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

Iwan inquired about three pest control expenses. Kerry informed that one was due to wasps, another was due to bees, and the third was due to an ant colony.

MANAGER'S REPORT:

Kerry informed Board of collection report. He further explained work orders have completion date once job is completed.

Kerry presented CCIOA Reserve Study policy for signature. John signed and Betty witnessed.

Kerry advised that Springs Concrete will repair steps that are separating from porch at Unit 3634.

Request from owner at Unit 3336 requested approval for construction of deck. Kerry will advise owner that there is a temporary moratorium for approving decks. The Board anticipates the new governing documents will be approved, which will allow the Board to approve owners' requests for building decks.

Kerry advised that rain sensors would cost \$100 to purchase and install per station. Victoria Village has 8 stations. Total cost would be approximately \$800.

MOTION was made by Betty to approve the purchase and installation of rain sensors. Lenore seconded the Motion. Motion passed unanimously.

ARCHITECTURAL COMMITTEE:

Kerry stated that satellite dish placement is going well. Kerry forwards requests to Ray, then Ray goes with technician to approve placement and to insure cables are properly buried. Ray and Kerry are doing an excellent job.

OLD/NEW BUSINESS:

Trash collection points were discussed. Some areas suggested were problematic due to cars backing out of parking spaces, or the number of units that would be putting trash in one location. How to identify designated trash locations was also discussed. John, Lenore and Kerry will look closer at possible locations for trash collection sites.

Kerry submitted Waste Connections contract for renewal.

MOTION was made by Debbie to approve Waste Connections' contract for trash removal. Sydne seconded the Motion. Motion passed unanimously.

Meeting was adjourned at 8:45 p.m.