

Minutes of Board of Directors Meeting  
January 20, 2009

Meeting was called to order at 7:05 p.m. In attendance were Lenore Morales, Sydne Ebel, John Smith, Rick Pool, Iwan Biereichel, Debbie Feagin and Kerry Cantrell of Z&R Property Management. Betty Johnson was absent.

OPEN FORUM

3502 – Owner informed Board that she was remodeling basement so her unit may have clutter. She inquired about proposed Rules and Regulations being sent out to all homeowners prior to approval. John stated the Board would follow the legal procedures. All homeowners would receive a copy of new Rules and Regulations. Homeowner also inquired about letter delivered to Z&R regarding landscape contractors. The letter was not included in the Board's packet. Kerry advised that he needed to receive items 10 days prior to board meeting to be included in Board's packet.

3305 – Homeowner thanked Board for having divider fixed. She advised that when divider was fixed, the Comcast cable was broken. If she receives a bill for the repair of the cable, she will submit it to the Board for payment. Homeowner inquired about standards for doors and if other homeowners had received letters about noncompliance with architectural standards. She was advised that no other letters had been sent out.

3471 – Homeowner inquired about white Dodge truck operating business out of Victoria Village. Asked if other homeowners with company logos or commercial vehicles had been sent letters. Kerry advised letter was sent in response to another owner's complaint about vehicle. Homeowner requested consistency from Board when addressing violations with homeowners. Homeowner inquired about why homeowners who made complaints did not attend meeting.

BOARD MEETING

John requested a correction to the Minutes on page one, under Public Forum, regarding the number of correspondences received from the homeowner in unit 3502, from "Owner did not send eight letters . . .," to state, "Owner stated that she did not send eight letters . . ."

MOTION was made by Iwan to approve Minutes as amended. Lenore seconded the Motion. The Motion passed unanimously, Sydne abstained.

Kerry addressed issue with homeowner being back-billed for a trip call to repair roof. Homeowner is being assessed \$195 for not being home to allow repair work to be done. Kerry was instructed to inquire from homeowner and Holladay- Grace if they would split bill; homeowner pay half and Holladay- Grace reduce by half.

#### PRESIDENT'S REPORT:

John announced Board met on January 8, to review management company's performance in regard to its contract. Discussion of pending lawsuit was discussed with attorney. Another executive meeting was held on January 15, to go over management company issues. A letter was drafted and presented to Board members for review. John signed letter and requested Z&R to respond by next meeting.

John addressed general complaints regarding All American not performing upkeep of property. He specifically addressed ongoing problem areas to be the medians and parking lot on the north side.

John addressed leakage problems with Unit 3425. Problem only occurs during heavy rain. Kerry has ordered an engineering report.

John made statement that the Minutes should reflect that there were eight letters of correspondence from Mrs. Fields to Z&R, and one letter to Mrs. Duncan.

John addressed proposal from attorneys to revise Declarations, Bylaws, Rules and Regulations to make sure they are in compliance with Colorado law. John proposed, and all Board members agreed, to hold an executive session to discuss hiring the attorneys for a document review. The meeting is to be held on January 29<sup>th</sup> at 6:00 p.m. at John's home.

#### TREASURER'S REPORT:

Sydne presented the Balance Sheet for December. She recommended increasing the bad debt allowance to \$25,000 due to current economics. Cash flow was corrected to read \$3,139.10. Kerry added that Victoria Village was 7.24% under budget in 2008.

Homeowners at meeting inquired about collection process and Kerry reviewed current procedures for overdue accounts.

MOTION was made by Debbie to approve financial report. Rick seconded Motion. Motion was approved unanimously.

Discussion was held regarding accounts receivables. Unit 3439 may not be collectible. A settlement agreement has been reached with Unit 3539.

Discussion was held regarding landscaping contracts. Landscaping and snow removal will be under one contractor. The Board will continue to review contracts and make decision at the February board meeting. Kerry is available to provide recommendations.

Discussion was held regarding roof inspection and needed repairs for Units 3455, 3445, 3514. Holladay Grace provided a bid for \$368.

MOTION was made by Lenore to have Holladay repair roof. Rick seconded the Motion. Motion was approved unanimously.

Discussion was held regarding Dog Waste Removal proposals. Some concerns that were expressed include homeowners not picking up waste if they know a service will pick it up, non-pet owners will be paying for service when they do not own a dog, and rule changes to increase fines and reduce number of violations before a fine can be assessed. No decision was made.

Discussion was held regarding relocation of mailboxes. John proposed doing letter.

Meeting was adjourned at 9:12 p.m.