

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

Meeting was called to order at 7:07 p.m. In attendance were John Smith, Rick Poole, Sydne Ebel, Debbie Feagin, Iwan Biereichel, Betty Johnson and Kerry Cantrell of Z&R Property Management. Lenore Morales was absent.

OPEN FORUM

3349 – Owner stated that trash is an issue – blowing all over. Owner suggested distributing flyer stating that dues could increase if we had to hire someone to pick up trash around property and/or an article addressing this issue in the upcoming newsletter.

3575 – Resident stated there were unattended children that plugged up a storm drain with rocks in a bag. Phone call was made to Z&R. Resident was advised to put complaint in writing (letter or e-mail).

3502 – Owner asked about number of delinquencies. As of June 30, there were 75 accounts delinquent in the total amount of approximately \$70,432. Owner queried if members that were not eligible to vote were included in the 67% of voters required for approval of amendments to governing documents. This issue will be clarified once instructions from attorneys are received. Owner further queried if Lenore Morales' fine was suspended. John stated that she had not been found guilty of another incident because Mr. Yinger had not pursued his complaint. Owner requested whereabouts of Mr. Yinger's original letter. Exact location was not determined.

MOTION was made by Betty to dismiss Mr. Yinger's complaint due to the fact that he did not appear and his complaint was vague. Iwan seconded the Motion. Motion passed unanimously.

3646 – Resident attended meeting to address issue of parking space. Parking space has been satisfactorily cleaned, no hearing is necessary.

BOARD MEETING

Minutes for the June meeting were amended to reflect that Mr. Yinger's complaint was postponed to the August meeting.

MOTION was made by Sydne to accept corrected Minutes. Betty seconded the Motion. Motion was approved unanimously.

PRESIDENT'S REPORT:

John stated that bushes need to be trimmed. Kerry will address this issue.

Newsletter needs to go out in August and November. In August newsletter John will address trash, Sydne will address finances and Betty will address renting vs. selling units.

TREASURER'S REPORT:

Sydne presented the Treasurer's Report. Operating account is \$71,700; Reserves at \$227,149; and Accounts Receivable are \$70,432 (with allowance of \$25,000 for bad debt). We are over budget for general maintenance, pool, painting and water. Z&R is setting up separate account for funds being transferred from reserves, which is currently \$18,000.

There are 75 accounts delinquent, which is an increase of 4 accounts from May. Thirty of these accounts are 3 months overdue, which account for 91% of Accounts Receivable.

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

MANAGER'S REPORT:

Kerry will obtain an estimate from Green Springs for purchasing and installing rain sensors.

Kerry advised Board that any work orders that were less than \$5,000 would be paid without making insurance claim.

Kerry advised Board of payment for exterminator because of an exterior ant colony.

Kerry requested Board to approve cost of having attorneys draft a Governance Policy that is now required in CCIOA. The cost would be \$220.

MOTION was made by Debbie to approve cost to have attorneys draw up policy to conform to new CCIOA law. Iwan seconded Motion. Motion approved unanimously.

Kerry advised that attorneys recommended no posting of signs regarding children. We were also advised that complaints should not include pictures of children, a written complaint stating nature of problem is sufficient.

Discussion was held regarding Rocky Mountain Pool & Spa's request for additional funds for weekend services. Kerry will request them to change dates of service, one less weekday and add Saturday.

Iwan stated that leak in pool area was from filter.

ARCHITECTURAL COMMITTEE:

Ray and Kerry sent letters to owners and companies regarding dish placement.

Ray and Kerry did walk through and many letters went out requesting patios to be cleaned up.

Green Springs will submit estimate to fill in medians with rock.

OLD/NEW BUSINESS:

John advised that Lauren will complete initial draft of governing documents this week. Request was made to include rental restriction in initial draft. John will send to all Board members once he receives draft. Tentative meeting to review draft is set for August 13, at 6:00 p.m.

3502 Owner advised Board that new resident at 3514 has a pit bull over the 25 lb. limit.

Next Board meeting will be August 18.

Meeting was adjourned at 9:00 p.m.