

Victoria Village at C/S HOA
Board of Directors Meeting
June 16, 2009
Minutes

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

OPEN FORUM

3585 - Agenda item requested by Chris Yinger was postponed. Mr. Yinger was not present at the meeting.

3502 – Owner advised a love seat has been outside on rocks for 10 days. Kerry will address this complaint. Owner complimented overdue letter. She inquired about overdue accounts and was advised it would be covered in treasurer's report. Owner inquired about payments to former accountants in March and May of 2008. Kerry advised that payments were for suspected tax liability issues on federal and state returns for 2005. Owner inquired about payments to CM Robinson regarding handrail repairs to Unit 3565 in 2008 in the amount of \$525. Kerry could not address this inquiry due to inaccessibility of records at the meeting. Owner inquired about status of governing documents and voting procedures. John advised that a draft should be available by July 21st meeting and voting procedures hadn't been discussed by the Board. Owner wanted to address potential issues as a result of Mr. Yinger's complaint, but could not be addressed because Mr. Yinger was not present to discuss or set hearing regarding his complaint.

3349 – Owner stated that Board members' conduct was unprofessional at last month's meeting.

3575 – Resident 1 stated that this was first Board meeting she had attended, and commented on Board behavior.

3575 – Resident 2 inquired about liability issues with children playing on hill behind their unit. Children are unattended, fall off their bicycles in parking areas, and bikes are tearing up grassy areas. Resident suggested posting signs on property and putting notice in next newsletter to watch for children playing. Kerry will attend to posting signs. Kerry will look into signs and check into liability issues with attorneys.

BOARD MEETING

There were no corrections to the Minutes.

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

PRESIDENT'S REPORT:

John restated process of governing documents. He stated that everything is running smoothly with Phase I painting and pool operation.

TREASURER'S REPORT

Sydne presented the Treasurer's Report. Operating account is \$75,722; Reserves at \$245,149; and Accounts Receivable are \$68,122 (with allowance of \$25,000 for bad debt). Total assets total \$363,993. We are over budget for monthly expenses because of pool operations, water and painting expenses. We are over budget by 2.49% for YTD. As of the end of May, accounts receivables include 71 accounts. 27 Units owe over three months of assessments, which is the majority of AR.

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

MANAGER'S REPORT:

Kerry presented legal update and work order report.

Kerry advised Board of Lauren's (attorney) concern about language regarding burying cable in the Comcast contract. Discussion was held regarding contract and wording in contract. Kerry further advised that payment would be made within 60 days of Comcast receiving the signed contract.

MOTION was made by Debbie to approve Comcast contract as proposed. Iwan seconded the Motion. Motion passed unanimously.

ARCHITECTURAL COMMITTEE:

Ray presented concept of reinstating Board approval prior to having dish installation and other exterior repairs or upgrades. Discussion was held regarding dish installation, doors, windows, and screen doors. Ray will work with Kerry to get letters sent to owners, renters and satellite/dish companies.

MOTION was made by Betty to accept the Architectural Committee's proposal for guidelines and authorizing Ray/Kerry to check with attorneys to clarify authority to request changes to pre-existing alterations/installations. Rick seconded the Motion. Motion passed unanimously.

OLD/NEW BUSINESS:

Betty inquired about language in letter on page 58, paragraph 3, stating that Victoria Village could be responsible for costs incurred to evict a tenant at an owners request. This issue is tabled until Rules and Regulations are revised.

3585 – Dryer vent issue. Discussion was held regarding proposal by owner to have dryer vent routed for proper ventilation.

MOTION was made by Debbie to request owner submit a proposal from a contractor to correct vent problem with at least one proposal to include venting through side of building, rather than roof. Sydne seconded the Motion. Motion passed unanimously. Kerry will advise owner of Board's decision.

Iwan inquired about payments being made to Holladay Grace. Kerry/Sydne advised these repairs were being done per contract with insurance proceeds.

Meeting was adjourned at 8:35 p.m.