

Victoria Village at C/S HOA
Board of Directors Meeting
May 19, 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, and Kerry Cantrell of Z&R Property Management. Betty Johnson was absent (notified John Smith in advance).

OPEN FORUM

3349 – Owners informed Board that trash is still an issue. Owners inquired about Treasurer's article in newsletter. Owners were informed that a different article should have appeared in the newsletter, which will be posted on the website and bulletin board. Owners inquired about railings being painted as part of Phase I. Owners were informed that railings are not part of painting project. Owners inquired about rocks being filled in and rotting railroad ties. Green Springs will be proposing a bid for that work. Owners stated that grass behind their unit needs replacing due to dog. Kerry will request owner of dog to repair grass.

Discussion followed about Comcast cable not being buried and dishes installed improperly. Kerry currently has meeting scheduled with Comcast to review Victoria Villages' policies. Gold Torino does not have current vehicle tags. Suggestion made that renters should receive a copy of Rules and Regulations. Kerry will attend to providing renters with Rules and Regulations.

3502 – Owner inquired about money being taken out of reserves instead of operating account. Sydne relayed information received from attorney and accountant that reserves can be used for unexpected expenses using accounting procedures to track expenses with intent for repayment in specific cases to be determined by Treasurer. Any potential expenditures drawn from reserve funds will be decided upon on a case by case basis by Treasurer, with input from Board members, accounts, attorneys and/or Property Manager as requested. Treasurer will inform Board of these expenditures as needed.

Two owners reviewed expenses that had been paid out of a reserve account. These expenses were for repairs of lighting (bulbs and lamp), bulletin board and other expenses that are considered repairs or improvements to fixtures/property. Sydne will work with Kerry to make sure all expenses are drawn from the appropriate accounts.

3585 – Marcia Fields was asked to represent Mr. Yinger’s complaints to Board. Concern was expressed that there had not been a response to his March letter, which Marcia distributed to board members and Mr. Cantrell at the May meeting. The Board was unprepared to address the letter due to no advance information concerning the issues raised. This matter was tabled to the June meeting.

BOARD MEETING

There were no corrections to the Minutes.

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

PRESIDENT’S REPORT:

John distributed questionnaire received from attorneys. John requested special meeting for Board to provide individual input. Meeting will be held at John’s home on Thursday, June 4th at 6:00 p.m.

Discussion was held regarding neighborhood yard sale, including owners not having enough items to justify having a yard sale every year, possibly holding sales every other year, allowing individual yard sales.

MOTION was made by Iwan to hold yard sale every other year. There would not be a property-wide yard sale this year. Lenore seconded the Motion. Motion passed with five yes votes. Rick abstained.

MOTION was made by Debbie to allow individuals to hold yard sales from May through September. Iwan seconded the Motion. Motion passed with five yes votes. John voted no.

John requested newsletter be distributed earlier in the month. He requested articles be ready at the July meeting for inclusion in the August newsletter.

Kerry provided update on Comcast contract. There is discussion regarding Comcast’s responsibility for burying cable lines.

The owner of Unit 3512 requested to have repairs made to interior of unit due to water leakage from outside of unit. No problems with leaks for one year. Kerry is to proceed with obtaining estimates to have interior work repaired. He will request approval via e-mail.

Mailboxes have been moved and pot holes have been filled.

TREASURER'S REPORT

Sydne presented the Treasurer's Report. Operating account is \$77,443; Reserves at \$275,223; and Accounts Receivable are \$65,721 (with allowance of \$25,000 for bad debt). Total assets total \$393,387. We are slightly over budget for this month, but 17% below budget YTD. As of the end of April, accounts receivables include 58 accounts. There were 61 accounts at the end of March. There are 7 accounts Sydne needs to receive clarification about, 8 accounts are in settlement agreements and have timely payments, one account is being sent to collection agency, and 42 accounts are in various stages of collection.

MOTION was made by Debbie to approve Treasurer's report. Rick seconded the Motion. Motion passed with 5 yes votes. Lenore abstained.

MANAGER'S REPORT:

Kerry referred to work order report. Approval is needed for repair of 6 fence posts. Kerry received two bids, one from Holladay Grace (\$1350) and one from CM Robinson Contracting (\$900).

MOTION was made by John to approve bid from CM Robinson. Sydne seconded the Motion. Motion passed unanimously.

Kerry reported Pool & Spa will recharge filter for \$589.

MOTION was made by Iwan to approve expense to recharge filter. Lenore seconded Motion. Motion passed unanimously.

OLD/NEW BUSINESS

Letter for overdue accounts was prepared. This letter will accompany overdue statements.

MOTION was made by Iwan to approve letter. John seconded Motion. Motion passed unanimously.

Iwan inquired whether there had to be a certain amount in account to maintain status as a corporation. Kerry informed that he was not aware of a legal requirement, but covenants may dictate otherwise.

Meeting was adjourned at 8:26 p.m.