

Victoria Village at C/S HOA
Board of Directors Meeting
October 20, 2009
Minutes

Meeting was called to order at 7:08 p.m. In attendance were John Smith, Rick Poole, Sydne Ebel, Debbie Feagin, Betty Johnson, Lenore Morales, Iwan Biereichel and Kerry Cantrell of Z&R Property Management.

Matt from Green Springs inquired about snow removal on sidewalks and plowing streets. Green Springs will sand as needed, shovel sidewalks at 2" on sidewalks with southern exposure and at 1" for sidewalks with northern exposure to keep ice off. Kerry will contact All American to retrieve sand barrels.

There will be one more bush trimming in October or November, which will include trimming back shrubs to clear sprinklers and walkways. It may take four years for bushes to look nice. Green Springs will use a wood chipper to clean up branches from ice storm. Sprinkler system has been blown out. Will do winter watering for new shrubs.

Big tree in northwest corner in woody area near walkway that is dead. The woody area needs to be cleaned up. Gutters will be checked to see if they need to be cleaned.

MOTION was made by Iwan to have gutters checked and cleaned. Betty seconded Motion. Motion passed unanimously.

OPEN FORUM

3502 – Owner inquired about accounts receivables. Sydne advised it would be in treasurer's report. Owner inquired about speaking to her letter listed on agenda under Manager's Report. Owner was advised she would be allowed to speak.

3401 – Owner inquired about A-1 job performance. Mud-jacking on patio was not done to their satisfaction. Water still pools on patio. Previous problem when gap in seal plate caused mud to fill basement, causing damage to tenants' property. Kerry and Ray will supervise A-1 repairs to property. Owners asked to be notified before workers go to property and fix patio.

BOARD MEETING

Minutes were reviewed. Inquiry made about rocks being replaced in medians. Tree roots are interfering in some areas. Matt has not provided an estimate, but will provide one for job to be done next spring.

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

PRESIDENT'S REPORT:

John stated that annual meeting will be held on November 17th at 7:00 p.m. at the Garden Ranch Baptist Church. Kerry has reserved the church. Two board member positions are open, no nominations have been made at this time. John stated we should encourage and welcome owners to get involved. Meeting notice is ready for printing, including the proposed budget.

John stated that we need newsletter articles as soon as possible.

TREASURER'S REPORT:

Sydne presented the Treasurer's Report. We are over budget due to concrete work, water, painting, pool and roof repairs.

There are 58 accounts delinquent, 25 of those accounts are 3 months or more overdue. Of those 25 accounts, 12 are in collection process through Orten Cavanagh, 6 have payment plans, 3 are with a collection agency, 5 are being checked into for clarification of status.

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

MANAGER'S REPORT:

Kerry presented legal updates and work orders.

Kerry provided update of testing on neighboring units to meth lab. One of the neighboring units was clear of contamination. Owner of the other unit has agreed to testing. Additional testing cost is approximately \$600 per unit.

Kerry present letter from Marcia Fields directed to HOA attorneys requesting Board decision to advise attorneys whether or not attorneys should respond to Mrs. Fields' letter. Lengthy discussion followed between members and Board. John provided Mrs. Fields with a copy of HOA policy to make a complaint against Board.

MOTION made by Betty for attorneys not to respond to Mrs. Fields' letter. Iwan seconded the Motion. Motion passed unanimously.

Discussion was held regarding proposed 2010 budget. Proposed budget was based upon actual costs in 2008 and 2009. Changes were made to reflect increase in Waste Management contract. Decrease in reserves, painting and roof repairs were also discussed. Kerry advised that by law we are not able to increase our annual dues this year.

MOTION was made by Debbie to approve proposed budget with changes to increase trash removal and no increase in monthly dues. Betty seconded the Motion. Motion passed unanimously.

ACC

Walk-throughs keep Kerry updated on upkeep of property.

OLD/NEW BUSINESS

John requested meeting at his home on October 27, at 7:00 p.m. to review second draft of governing documents.

John inquired about letter to Unit 3531, inquiring about the number of balconies referred to in the complaint.

Kerry asked for Board approval to send post card to owners informing them about winterizing units if left vacant. Kerry was given permission to enter properties to avoid damage due to frozen pipes, etc. This action would be taken only after due diligence was made to reach owners.

MOTION was made by Iwan to grant Kerry permission to contact owners of vacant units to enter and winterize unit. Lenore seconded Motion. Motion passed unanimously.

Meeting was adjourned at 9:25 p.m.