

Victoria Village at C/S HOA
Board of Directors Meeting
September 15, 2009
Minutes

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

OPEN FORUM

3469 – Owner informed Board of discussion with painters regarding gutters being in bad shape. Owner expressed concern about beginning regular maintenance for cleaning gutters.

3469 – Owner inquired about solicitation from men in white shirts handing out flyers. Solicitation does not apply to religious distribution of flyers (missionary work).

3531 – Owner complained about cat at Unit 3539 leaving feces and dead mice on her patio/deck. Kerry will follow up with letter. Owner also advised of homeless people under bridge.

3349 – Owner inquired about sign hit by a man; Kerry advised that sign is being repaired. Owner advised of rules violations: Unit 3339 has an unapproved air conditioner and satellite dish; Unit 3345 has unapproved air condition in kitchen window. Owner inquired about estimate for rocks to fill in medians. Kerry will follow up to get quote from Green Springs. Owner informed Board of paint vandalism on mailboxes. It is the HOA's responsibility to repaint mailboxes. Owner advised that the dog at Unit 3514 is not a pit bull, but dog is being given to family member. Owner stated that basement flooding could also be due to windows needing to be replaced.

3502 – Owner inquired about Comcast money. John will address in President's Report. Owner inquired about \$36,000 in other funds. Owner was advised these are funds from reserves used to pay for painting; all painting costs have not come from reserves.

BOARD MEETING

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

PRESIDENT'S REPORT:

John proposed annual meeting be set for November 17th at 7:00 p.m. at the Garden Ranch Baptist Church. Kerry will contact church to reserve date and make \$100 donation.

MOTION was made by Debbie to hold annual meeting on date, time and place suggested by John. Sydne seconded the Motion. Motion passed unanimously.

John stated that newsletter should go out at the beginning of November and remind owners of upcoming annual meeting. Articles need to be brought to October meeting. Two board member positions will be open: Lenore Morales and Iwan Biereichel. We need to get comments to John about Betty's comments on governing documents. The proposed draft of governing documents will not be ready in time to include at the annual meeting.

John advised that proceeds from Comcast contract have been deposited into the reserve and operating accounts.

Kerry will follow-up regarding the removal of dead trees.

TREASURER'S REPORT:

Sydne presented the Treasurer's Report. Operating account is \$47,044; Accounts Receivable is \$67,508 (down \$97).

There are 63 accounts delinquent, 23 of those accounts represent 90% of accounts receivables. Of those 23 accounts, 12 are in collection process through Orten Cavanagh, 4 have payment plans, 3 are with a collection agency, 1 is in receivership and 3 are being checked into for clarification of status.

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

MANAGER'S REPORT:

Kerry presented legal updates and work orders.

Board inquired about shrubs not being trimmed; Kerry will follow up with Green Springs.

Kerry requested Board decision about payment for contamination testing of neighboring units to 3430. Attorneys have advised HOA does not have legal obligation to pay for this testing expense. Colorado Springs Police informed

Kerry that it was the HOA's responsibility to do testing. Board members expressed moral obligation to provide testing. Member advised Board that Unit 3428 had already been tested, but results unknown. Cost for testing was discussed.

MOTION was made by Debbie to pay/reimburse owners for cost of testing their units for contamination up to \$1400/unit. Lenore seconded the Motion. Motion passed unanimously.

ACC

No report from ACC committee.

OLD/NEW BUSINESS

Trash Collection Issue was discussed for changing acceptable location for trash collection, easy for residents to take out trash, and collection points shouldn't interfere with sprinkler system or cars. Issue originated from trash company driver not picking up trash because of trash location and possible damage to cars. Trash is now being picked up properly; issue was dropped.

Sydne requested Board to review proposed budget. Proposed budget allows for HOA dues to remain the same.

Debbie requested all articles for newsletter be brought to October meeting. Suggestion was made to include another article regarding use of trash can or "real" trash bags, instead of grocery bag.

Meeting was adjourned at 8:52 p.m.