

Victoria Village at C/S HOA  
Board of Directors Meeting  
April 20, 2010  
Minutes

Meeting was called to order at 7:00 p.m. at Wendy's. In attendance were John Smith, Rick Poole, Debbie Feagin, Betty Johnson, Jaime Kerchner, Gayle Pressler, and Kerry Cantrell of Z&R Property Management. Sydne was absent (excused).

CB Insurance presented their proposal for continued insurance coverage. There was an increase in premium due to claims made for water damage and legal fees associated with lawsuits.

MOTION was made by Debbie to accept the insurance proposal by CB Insurance. Rick seconded the Motion. The Motion passed unanimously.

#### OPEN FORUM

3349 – Owner suggested putting two articles in upcoming newsletter. One article should address use of bulletin board by the pool. The second issue was garbage cans need to be picked up. Residents should contact Iwan to retrieve their garbage can. Owner asked when the numbers would be painted on the parking lot.

#### BOARD MEETING

The Minutes for the March meetings were presented. No changes were made.

MOTION was made by Jaime to approve the Minutes. Gayle seconded the Motion. The Minutes for the March 16th meeting were approved unanimously. The Minutes for the March 23rd meeting were approved. Rick and Betty abstained.

#### PRESIDENT'S REPORT

John requested newsletters be prepared soon so May newsletter can go out early. Articles need to be to Debbie by May 1st. Rick will prepare an article for the pool party, to be held on Sunday, May 30, from 11:00 a.m. to 2:00 p.m. Jaime will prepare an article about the Outstanding Citizen Award. Debbie will prepare an article about the dryer vents. To date, we have 108 responses to the dryer vent letter. The Board will review the status in May, and then make a determination about the next step(s).

Gayle offered to take care of the bulletin board. She will need to get the key from Iwan. The bulletin board could be used as an option for notification.

The dog stations have full trash cans. Jaime has replenished the small bags the dog owners use. She inquired about the larger trash can bags.

John stated that the March 16 meeting was positive and resulted in a proposed 4-page Articles of Incorporation. John reserved the church for a special meeting on Saturday, May 8 to vote on the Articles of Incorporation. After this meeting will be a work session to review the Declarations.

MOTION was made by Gayle to approve amendments to the Articles of Incorporation and to hold the special meeting on May 8, at 11:00 a.m. Jaime seconded the Motion. Motion passed with 5 yes votes, Debbie voted no. Kerry will send out the Notice.

John stated that the street sweeping has been completed. The pot holes will be filled next week.

#### TREASURER'S REPORT

At Sydne's request, Debbie presented the Treasurer's Report:

Operating account	\$ 63,780
Reserves	241,203
Accounts Receivables	54,940

There are 44 delinquent accounts. There are 16 accounts that are three or more months past due, which account for 90% of the total Accounts Receivables. There are 2 accounts at collection agency, 8 in legal action with attorneys, 1 public trustee sale pending, 3 public trustee sales completed and awaiting super lien payment, 1 adhering to payment plan and 1 going into receivership.

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

#### MANAGER'S REPORT

Legal update, work order report, and correspondence were reviewed.

Kerry advised that there is some concrete work to be done. There are crumbled walkways and unstable handrails.

German Painting submitted a bid for the second phase of painting. It was determined that the second phase needed to be completed this year. Kerry was requested to contact German Painting and request a reduction of the 5% increase in the bid amount, with a guarantee of the 3rd phase contract at the same unit rate.

MOTION was made by Rick to accept German Painting contract with a bid that is less than a 5% increase, and a lock in for next year at the same unit rate. Gayle seconded the Motion. The Motion passed unanimously.

### ACC REPORT

Discussion was held regarding how first and second notices should be handled. When should Kerry be sending letters? It was decided that after the ACC gives a first notice, that Kerry would send a letter confirming that notice. All second notices will be sent through Kerry.

Ray reported that there are trees roots that are causing damage to the pavement.

Ray requested to be reimbursed for paint and supplies to repaint the parking lot. Kerry advised to submit receipts to him for reimbursement.

### OLD/NEW BUSINESS

Discussion was held regarding the pet registration form and letter. Debbie and Jaime will prepare and submit a revised version for the Board's review in May.

Discussion was held regarding the use of the word "provisional" on page 3 of the January Minutes.

MOTION was made by Gayle to delete the sentence "It was noted that the outcome of the election did not change due to 'provisional' ballots." Rick seconded the Motion. Motion passed with 5 yes votes, Betty abstained.

Meeting was adjourned at 8:38 p.m.