

Victoria Village at C/S HOA
Board of Directors Meeting
January 19, 2010
Minutes

Meeting was called to order at 7:08 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 Ebel had an excused absence.

OPEN FORUM

3349 – Owner informed Board that “For Sale” sign needs to be removed from neighboring property (3351). Kerry will attend to having the sign removed. Owners further stated that at 3345 and 3333 there are more than two dogs at those properties. Kerry has sent letter to owner with a copy to tenant. The patio at 3345 needs to be cleaned up. Rick will contact Ray to check on properties at next walk-through. Owner further requested more frequent walk-throughs (weekly). Owner mentioned satellite dishes being installed on sheds at 3304/3306. John will have Ray call owner to participate in walk-throughs.

3502 – Owner asked how changes to governing documents were going to be handled. She further inquired about ballots. John stated members would be informed of changes, and, hopefully, ballots would be sent out in mid-February. Owner inquired about appropriate time during meeting to discuss election issues raised in her letter. John informed owner that issues regarding last election were on the agenda. Owner further inquired if Board would consider another location for meetings due to difficulties hearing people speak. The Board will entertain suggestions for location and prices from other Board members and anyone else who has a suggestion.

BOARD MEETING

Minutes of the December meeting were reviewed.

New Board Members were advised that when Board Members are not present at a meeting they are to abstain from voting to approve the Minutes. They agreed to have the Minutes amended to reflect their votes as abstaining. The Minutes will be amended to show the Motion was approved by 5 votes, with 2 members abstaining (Gayle and Jaime).

Discussion was held about Minutes not including any reference to December meeting being interrupted by a member. An amendment was proposed by John to have Minutes amended to include: “The meeting was

improperly interrupted by Marcia Fields. She refused John's request to stop interrupting the meeting until she was finished."

MOTION was made by Rick to approve the Minutes as amended. Betty seconded the Motion. Motion did not pass. John, Rick and Betty voted to approve. Debbie, Gayle and Jaime voted against Motion.

Betty left meeting due to medical reasons.

PRESIDENT'S REPORT

John inquired about status of outstanding resident award. Jamie volunteered to obtain gift card and trophy. There is a \$100 budget.

On Sydne's behalf, Debbie stated that Sydne had not received any suggestions for qualifications for the resident award from any of the Board Members.

TREASURER'S REPORT

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

Operating account	\$ 55,868
Reserves	228,600
Accounts Receivables	64,913

There are 58 delinquent accounts. There are 21 accounts that are three or more months past due, which account for 89% of the total Accounts Receivables. There are 6 accounts sold at public trustee sale, now awaiting super lien, 2 received demand letter in December, 1 in legal action, 4 at collection agency, 2 adhering to payment plans, and 6 accounts need to have status checked.

Reserve funds have been paid back from painting. Areas we are over budget are for administration costs due to governing documents (printing and mailing), concrete repair, fence/wall repair, general maintenance, gutter repair, landscaping, legal expense, painting, pool operations, and pool repair.

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

MANAGER'S REPORT

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

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

ACC REPORT

No report.

OLD/NEW BUSINESS

Discussion was held regarding election process, including how votes tallied, provisions in Declarations, provisional votes/ballots. It was noted that the outcome of the election did not change due to "provisional" ballots.

MOTION was made by Gayle to allow the owner of 3502 to address Board regarding this issue. Motion was seconded by Jaime. Motion passed unanimously.

Further discussion was held about procedures and recent election. John and Kerry will draft a policy for election procedures. Debbie will review. Policy will then be presented to Board for approval. Owner requested recount. Ray, Carol and a Board member (Debbie or other member) will go to Z&R to do a recount of ballots.

Discussion was held regarding upcoming contract renewal for landscaping. Board member requested to get additional bids. Kerry will have representative from Green Springs Landscaping attend next meeting to go over contract proposal.

Lenore has resigned from replenishing dog bags on property. Jaime volunteered to take over this task.

Sydne had additional comments that will be e-mailed to all members for further action.

Meeting was adjourned at 9:10 p.m.