

Victoria Village HOA
Board of Directors Meeting
April 19, 2011
Minutes

Meeting was called to order at 7:04pm at Garden Ranch Baptist Church. In attendance were Debbie Feagin, John Smith, Sydne Ebel, Betty Johnson, Jaime Kerchner, Rick Poole, Gayle Pressler, and Kerry Cantrell of Z&R Property Management.

Hal Kyles of OCRH was here to discuss the differences between our current collection policy and a shared risk collection process. We discussed costs, processes, and the impact to the money collected from each option. He spoke at great lengths; however, no formal decision was made as to which process will be best for Victoria Village at this time. The board will discuss and come to a decision.

Open Forum

No items discussed during open forum.

Minutes

Rick made a motion to approve the March 2011 meeting minutes with minor corrections

Gayle seconded.

Vote: 6 Yes 1 Abstain

President's Report

Due to the time taken by the guest speaker Hal Kyles, a majority of the Debbie's discussion falls under the new/old business.

Treasurer's Report

Sydne presented the Treasurer's Report as follows:

<u>Assets:</u>	Operating Account	\$37,003
	Reserves	\$197,882
	Accounts Receivables	\$57,876

<u>Liabilities:</u>	Reserves	\$ 197,882
	Total Capital	\$ 31,480
	Net Income (2010 end)	\$23,886

We have 56 accounts that are past due. 17 owe 3 months or more and are 92% of the total debt.

Areas over budget include water, administration costs, electric, fence wall repair, and legal expenses.

Motion made by Jaime to accept the Treasurer's Report.

Motion seconded by Betty

Vote: 7 yes

Manager's Report

Kerry reviewed the legal update and work orders. Kerry discussed the shrubs around hydrants need trimming to be up to fire code. Remaining bullet holes are fixed from shooting in 2010. It is time for the Insurance renewal.

Motion made by Sydne to accept the Insurance Renewal proposal.

Motion seconded by Gayle

Vote: 7 yes

ACC Report

Complex walk through is being completely regularly. Notices are being placed on units where violations are discovered. Cars are being towed according to the complex rules. Many owners are repairing items as requested.

3583- replaced door

3559- Dog feces in common area, more observation needs to be done to find out who is the owner of the dog in question

Old/new Business

Wayne Denniston Proposal: Wayne proposed Victoria Village purchase the golf cart for community use.

Motion made by Betty to accept the Golf Cart Purchase and pay 50.00 per week in the summer and 25.00 per week in the winter: contingent on VV insurance requirements on golf cart usage and ownership.

Motion seconded by John

Vote: 4 yes

1 No

2 Abstains

Motion Passes contingent on insurance information.

Board Member Procedures: This item is tabled to May. If you have any suggestions to guidelines already recommended they need to be sent to Sydne to compile and present at the May Meeting.

Trash Collection: Tabled to May, during the trash contact review

Shared Risk Collection review: We are still in need of additional information regarding this collection procedure. No decisions have been made, although Hal was here tonight

Landscape: Rick no longer needs to draft up expectations to for Green Springs for our landscape and ground services. We have been receiving weekly reports from Matt.

Pool Party: Memorial Day Weekends May 29th 11-2 BBQ type food and fixings will be served.

Declaration Amendments: Notice has been sent. We are awaiting the return of the consent forms.

BYLAWS: It needs to be discussed with Sharon and Mark when they will be available to move forward with phase three the bylaws. All of this is dependent on the Declarations going through and being approved.

Correspondence/FYI

Jaime requests any newsletter articles to be sent via email. She wished to get the newsletter out mid- May.

Adjournment

The meeting was adjourned at 9:32 pm