

Victoria Village HOA
Board of Directors Meeting
August 16, 2011
Minutes

Meeting was called to order at 7:00pm at Garden Ranch Baptist Church. In attendance were Debbie Feagin, John Smith, Sydne Ebel, Jaime Kerchner, Rick Poole and Kerry Cantrell of Z&R Property Management. Betty did not attend the meeting. Gayle Pressler (Director at Large) submitted her resignation.

Hearings

3405– Owner was present. Hearing was regarding AC unit in the bottom window of the unit.

Motion made by Sydne: In light of owners willing to cooperate, suspend any fines, as long as the AC unit is moved inside to an appropriate place.

Motion seconded by Rick

Vote: 5 Yes Unanimous

Motion Passes

3585 – Neighbor/tenant concern, follow-up from July.

Marcia Fields delivered a Memorandum from the unit owner. After discussion, it was decided there was a lack of documentation at this time to indicate any further action is needed from the HOA.

Motion made by Rick: Dismiss the hearing at this time

Motion seconded by Sydne

Vote: 4 Yes

1 Abstain

Motion Passes

Open Forum

3349: 3333 Man moved in with a Husky. This dog was registered and grandfathered previously.

3625 HOA requires vehicles be utilized. Kerry will have vehicles tagged and towed

Questions regarding the declarations

Inquired if a copy of the lease is on file for unit 3345

Discussion took place regarding trash collection process. It was reiterated that there is a possible 50.00 fine but only have 2 notices have been given and a hearing takes place.

3502: Member recommends moving the parking space for 3585.

Inquiry if Gayle Pressler has resigned from board.

Questions were discussed regarding the status of the attorney and the declaration revisions.

Minutes

Correction to minutes to state unit numbers rather than names of those who spoke at the meeting. The minutes will be amended to correct the verbiage. The information will be condensed to be more specific.

Motion made by Sydne: to approve the June 2011 meeting minutes as amended

Motion seconded by John

Vote: 4 Yes

1 Abstain

Motion Passes

President's Report

Debbie's discussion falls under the new/old business.

Treasurer's Report

Sydne presented the Treasurer's Report as follows:

HIGHLIGHTS OF BALANCE SHEET

Assets

2 operating accounts = \$13,754

3 reserve accounts = \$149,065

Accounts receivable = \$40,434 (owners who are delinquent on dues)

Liabilities

Prepaid dues=\$17,257 (owners paying dues on time/ahead of time)

Reserves

YTD net income= -\$21,325 (negative)

HIGHLIGHTS OF EXPENSES

YTD expense areas that are over the total annual budget:

- Fence/wall repair: YTD expenses=\$2,700 (annual budget=\$2,500)
- Light maintenance/repair: YTD expenses=\$1,646 (annual budget=\$1,000)
- Sprinkler repair: YTD expenses=\$9,964 (annual budget=\$6,000)
- Tree maintenance: YTD expense=\$3,600 (annual budget=\$3,000)

HIGHLIGHTS OF ACCOUNTS RECEIVABLE

- 7/11 AR=\$40,434 past due (owed by 52 accounts)
- Amount that is 3+ months past due/in legal collections=\$33,712 owed by 16 owners
- 33% of past due accounts (17 out of 52) owe 88% of the total Accounts Receivable (\$35,537 out of \$40,434)

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

Motion seconded by Rick

Vote: 5 yes

Motion Passes

Manager's Report

Kerry reviewed the legal update and work orders

ACC Report

A "no parking" sign from the south area of the complex has come down. It will be stored at this time and used in the future if a need arises.

Ray has questions regarding a letter written by the owner of 3502.

Parking Spaces map/diagrams were created. It is now on file with Z&R to facilitate future parking lot/space accuracy.

Old/new Business

Exterior Changes: Letter received from unit owner 3502. Inquiry was regarding the procedures and transparency of ACC committee approval process. Specific concerns are regarding patio extensions of unit 3575 and 3573 as well as a decorative stone circle built around a tree behind 3573.

It is not uncommon for ACC to approve routine requests verbally. As a committee created by the HOA, they have the power to make decisions without speaking to Kerry or the board of every single request. In the instances listed above, approval letters are on file. The ACC committee wants the board and the community to continue to trust in the ACC decision-making ability.

Board Member Procedures: Sydne will put together the compilation of items discussed up till now for the board to review.

Board Member Resignation: Gayle Pressler submitted her resignation. In September the position will be filled for the remainder of her term. Jaime will add information to the newsletter informing the community of this opening on the board and asking for volunteers.

Gutter Cleaning Bids: It was requested for Kerry to obtain 2 more bids to allow a better comparison of companies and costs for August's meeting. After reviewing the additional proposals, table to September to allow time to contact the company of choice to see if rate is negotiable.

Correspondence

Declaration update: Attorney sent information regarding the steps to file a petition with the courts to have new declarations approved. Mark Olsen has some working drafts on file noting changes and discussions from the summer workshops in 2010. A notice will be generated and sent to all owners and mortgage companies to say the filing process will begin. This is a 45-60 day process. Then there will be a hearing and if the association meets all of the requirements to satisfy the court, the court will make a ruling. Tentative time line is estimated at 2-3 months. The attorney is taking time to assure all items are up to court standard.

Adjournment: 9:10 pm

