

Victoria Village HOA
Board of Directors Meeting
January 18, 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, Gayle Pressler and Kerry Cantrell of Z&R Property Management. Betty Johnson, who was not in attendance, was excused for her absence.

Open Forum

3349 – Unit 3345 the trailer is out of parking lot, trash and garbage is still there. Kerry will take care of this.

Meeting Guest

Hal Kyles of OCRH did not appear at the meeting as scheduled. Kerry will research and let us know why Hal did not attend as scheduled.

Minutes

Gayle made a motion to approve the December 2010 meeting minutes. Rick seconded this motion.

Vote: 5 Yes & 1 Abstain- Sydne Ebel

President's Report

Debbie expressed her desire for the new board to come together and tackle the future projects with enthusiasm. Despite any history with the members of the board, she wants our differences to be utilized to better Victoria Village. John has several projects in the works and Rick is our master negotiator.

Debbie drafted a letter to Sharon Younie and Kerry will place it on letterhead. A copy will be sent to Iwan Biereichel.

John was given time to discuss some agenda items he had tabled to January. These were items he had begun as President and he needs to confirm for action as Vice President.

- Rick and John will continue exploring options for property management companies. They will meet with Darren of Z&R. The purpose of this meeting will be to discuss our current contract.
- John also discussed the correspondence from Martin Morales. Gayle will draft a response and Board Members will review and edit.

- John repeated his request that a copy of the laws including Senate Bills to be included in the packets Jaime is creating. This will allow us to have them on hand at the meetings.

Motion was made by John Smith:

“Enter into minutes the interruption of December meeting. When President asked contributor to cease and desist she refused to end her conversation.”

Motion seconded by Rick Poole

Vote: 4 no

2 yes

Motion did not pass

Motion was made by Gayle Pressler:

“The President gave the person in the prior motion permission and acknowledgment to speak, she was not speaking without permission.”

Motion seconded by Jaime Kerchner

Vote: 4 yes

2 no

Motion passed

Contracts: It has been decided that the landscape contract will be reviewed in the February meeting. Kerry will get 3 bids, 2 new companies plus, a bid from Green Springs. It will be requested they attend the February meeting to meet with them and ask them questions. The board will then review trash company options. Once the landscaping and trash has been decided the final contract to review will be that of the property management company.

Governing Documents: Sydne will correct and update. Kerry will send the final draft to ORCH to review. Once the attorneys have completed their review, the board will approve it and select the date to send it out and the return date.

Treasurer’s Report

Sydne presented the Treasurer’s Report as follows:

<u>Assets:</u>	Operating Account	\$12,718
	Reserves	\$190,407
	Accounts Receivables	\$55,185
<u>Liabilities:</u>	Reserves	\$ 190,407
	Total Capital	\$86,123
	Net Income <small>(2010 end)</small>	\$-54,538

We have 59 accounts that are past due. 19 owe 3 months or more and are 88% of the total debt.

Areas over budget include administrative costs, bad debt, and concrete work, and fence repair, pool, landscaping (sprinklers), street repairs, trash and water.

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

Motion seconded by Rick Poole

Vote: 6 yes

Manager's Report

Kerry will contact Hal Kyles and have him review two accounts to calculate what the HOA's costs would have been on the shared risk plan for collections.

Kerry reviewed the legal update and work orders.

Kerry will send Jaime a few items for the newsletter.

ACC Report

The ACC committee is meeting. They will report to the board of any new information or processes in February.

Old/new Business

Board Member Procedures: tabled to February 2011

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

Mountain High Tree Care Proposal: The board selected- OSG, G3, CST, G1E, GS options from Mountain High.

Correspondence/FYI

A letter will be constructed to Marcia Fields in response to her letter to the board. Debbie will write the letter and have it sent out on letterhead.

Adjournment

The meeting was adjourned at 9:06 pm