

Victoria Village HOA
Board of Directors Meeting
June 21, 2011
Minutes

Meeting was called to order at 7:02pm at Garden Baptist Church. In attendance Debbie Feagin, John Smith, Sydney Ebel, Rick Poole , Gayle Pressler, and Kerry Cantrell of Z&R Property Management. Jamie Kerchner and Betty Johnson excused absences.

Hearing

3526 - No one present to represent for the hearing. ACC update for the previous hearing: no changes with the dog and it's waste. Nine letters sent since May 2010. John makes motion to begin \$200 fine. Gayle seconds the motion. If violation continues more fines may be assessed or process of dog removal will be imposed. 5 yes, 0 no

Open Forum

3522 – reported car belonging to 3526 has been abandoned and has expired tags. ACC committee will investigate.

3349 – concerned about potential illegal drug trafficking happening in the complex. Was advised by Kerry to call the police department on the non-emergency line to begin an investigation. Feels the board should adopt a policy of doing credit screens and background checks for all rental tenants.

3642, 3465- concerned about recent potential illegal drug activity. Ivan concerned about pool etiquette and damages to pool facilities. Was advised to call police department when drug activity is witnessed. Repeated complaints need to go through Kerry so the board can take action. Ivan and Ray stated that residents are afraid of retaliation. Ivan suggests taking away pool access from residents who do not follow the pool rules.

3630 - concerned about potential gunshots in neighborhood. Unsure where they originated from.

3502– question: can a nuisance dog be removed? Kerry will research.

3524 – appreciates Board processes but is tired of dog waste not being removed. Concerned about tree trimming. Rick will take care of trees. Concerned about units using more than 3 parking spaces on a regular basis. Rules from 2007 specify unnumbered spaces are not to exceed 3 unless prior approval has been granted.

Special Hearing for 3656 – Initial hearing regarding removal of oversized dog was in Feb 2011 and no one was present to represent the unit. March 2011 letter sent to and fines assessed. Multiple letters sent to unit and certified letters were sent back as unclaimed mail. Owner has now received a letter for \$1,200 fine and removal of oversized dog. Owner uses unit as a rental and never received letters and had not provided a current address. Kerry now has Owner's address for further correspondence. Owner requests help with fines. Motion made by Sydne to suspend/pause fines or interest as of 6/21/11 to provide time to evaluate the situation and give informed decision at next meeting . John seconded the motion. 5 yes, 0 no

3630 – Concerned about the possibility of not being able to sell her home in the future if current rentals are grandfathered into the new governing documents. Concerned about the Apathy ruling in court and would like to attend the hearing. Feels there should be a meeting prior to court date. Per Debbie, court date unknown, all owners will be notified if there is a court hearing by Z&R.

Minutes

Correction to Treasure's Report, Kerry will fix.

Motion made by Gayle to accept minutes as amended. Rick seconded. 5 yes, 0 no

President's Report

Waste Connections contract is terminated end of July. Beginning of August Springs Waste System LLC will begin. Trash pickup will remain on Tuesdays

Marsha was thanked for the foreclosure notice for the owner who moved to Texas.

Declarations have been sent to the attorneys per John per Danny it will take 3-4 months. Delays happen with the courts. Per Kerry document cannot be changed, it would have to be voted on again if any changes are to be made.

Treasurer's Report

HIGHLIGHTS OF BALANCE SHEET

Assets

2 operating accounts = \$56,160

3 reserve accounts = \$186,161

Accounts receivable = \$38,329 (owners who are delinquent on dues)

Liabilities

Prepaid dues=\$18,127 (owners paying dues on time or ahead of time)

Net worth

Reserve expense-consolidated=(\$19,798) (sprinkler back-flow work=\$5,433 + phase 3 painting installment=\$14,365 were paid from Reserves)

YTD net income=\$18,401 (Jan. 1 - May 31, 2011)

HIGHLIGHTS OF EXPENSES

YTD expense areas that are over the total annual budget:

- Fence/wall repair: YTD expenses=\$2,700 / annual budget = \$2,500
- Sprinkler repair: YTD expenses=\$6,649 / annual budget = \$6,000
- Tree maintenance: YTD expenses=\$3,525 / annual budget \$3,000

HIGHLIGHTS OF ACCOUNTS RECEIVABLE

- Accounts receivable=\$38,329 owed by 54 owners
- Amount that is 3+ months past due/in legal collections=\$32,935 owed by 15 owners
- 28% of past due accounts (15 out of 54) owe 86% of the total Accounts Receivable (\$32,935 out of \$38,329)
- Total accounts receivable decreased by \$8,574 from end of April due to payments by owners and to legal collections (payment plans in place, bank/wage garnishments).

Motion was made by John to approve Treasurer's Report. Seconded by Rick. 5 yes, 0 no

Manager's Report

Kerry reviewed the legal update and work orders.

ACC Report

Complex walkthrough is being completed 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.

Rick has been trimming trees. Sydne requests a unit spot to be labeled as it was missed during last year's painting. Fire curbs are being repainted. Special thanks to Wayne for holding up his agreement. Thanks to Ivan for taking care of the pool. Ray feels the ACC should be supported by the Board.

Old/New Business

Board member procedures were tabled and sheets were given for review before next month's meeting.

Shared Risk Collection Review. Still in need of additional information.

4th of July. Signs will be posted to reflect No Fireworks as there is a state-wide ban. Signs ordered by John per the request of the Board.

Unit 3656 – need to discuss renters and possible fee waiver

Re Page 59 Debbie, Sydne and Gayle re 3583. Accusation of clay pots being stolen/broken by board member. Rick will write a letter to the owner and talk with renter about this issue.

Follow up on unit 3559 – John asked was the \$50 fine paid and sod fixed? No per Kerry. Rick motioned we fine \$100 for not fixing the sod. Kerry needs to find out when the dog will be removed and then re-sod at owner's expense. Sydne seconded. 5 yes, 0 no

Adjournment

Meeting adjourned at 9:26pm.