

Victoria Village HOA
Board of Directors Meeting
March 15, 2011
Minutes

Meeting was called to order at 7:02pm 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 was an unexcused absence.

Hearing

Unit 3656. Oversized dog residing at residence.

Motion was made by Jaime Kerchner:

“ One time \$50 fine and \$5 per day until dog is removed”

Motion Seconded by Gayle Pressler

Vote: 5 yes

1 abstain

Motion passed

Unit 3544. Oversized dog residing at residence.

Motion was made by Rick Poole to grandfather dog in and dog registered by 14 days by 3/29:

Motion Seconded by Gayle Pressler

Vote: 5 yes

1 abstain

Motion passed

Open Forum

3349 – Wayne’s proposal letter to do addition grounds maintenance will be added to the April Agenda. Questions were raised regarding the bullet holes from the shooting in 2010.

3502- Verified if phase three painting will be completed this year, and yes it will be. Owner questioned the prioritizing of tree trimming and time of year this landscaping occurs. Raised concerns regarding the 3,000 spent on this process. Would like to see some type of emergency contact information stored for owners both living alone and elderly. In the event there is a discovered emergency it would be helpful to have someone available to notify.

3648- Asks for more communication with homeowners, nonresident owners are not aware of problems.. Expressed concern for the blogging on the website, however wants the communication lines to remain open for the community.

Minutes

Gayle made a motion to approve the February 2011 meeting minutes.

Rick seconded this motion.

Vote: 6 Yes

President’s Report

All items to be addressed, by the President, are to follow in the OLD/New Business section of the meeting

Treasurer’s Report

Sydne presented the Treasurer’s Report as follows:

<u>Assets:</u>	Operating Account	\$42,113
	Reserves	\$196,512
	Accounts Receivables	\$52,029

<u>Liabilities:</u>	Reserves	\$ 196,512
	Total Capital	\$ 31,184
	Net Income (2010 end)	\$24,824

We have 55 accounts that are past due. 22 owe 3 months or more and are 91% of the total debt.

Areas over budget include, snow removal, and light maintenance/repair, trash, and tree maintenance.

Discussion regarding the steps of the collection process was had. Kerry explained the letters sent at 35 days past due, then again at two months and three months. Then it is sent to attorney where a lein is placed on property and a demand letter is sent. Then if needed the collection proceeds to a county court lawsuit and

possible wage garnishments. As this process continues legal fees and interest is continually added to balance. It is recommended an owner call to make payment arrangements before the account is sent to the attorney.

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

Motion seconded by Gayle

Vote: 6 yes

Manager's Report

Kerry reviewed the legal update and work orders. Kerry included the 2010 tax returns and audit. He also reviewed the ACC notices sent out to the residents/owners of the complex for ACC violations.

ACC Report

Rick and Ray swept sections of the complex. They have been writing tickets to have doors repaired, lights fixed and curtains/ blinds brought up to the Victoria Village standard. More graffiti was found and removed. By doing some of these items directly this committee is saving the community money and improving the aesthetics of the complex..

Old/new Business

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

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

Shared Risk Collection review: We are still in need of additional information regarding this collection procedure.

Pool Contract: Proposal was received by Rocky Mountain Pool & Spa Care.

Motion Made to accept the pool contract for 2011 by Rick.

Motion 2nd by Gayle

Vote 6 yes

Motion passed

Landscape: Rick will draft up expectations to for Green Springs for our landscape and ground services. We will also verify we get our 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: John will discuss with Sharon and Mark when they will be available to move forward with phase three the bylaws. He will also start looking at availability for the church to us as a meeting place.

Adjournment

The meeting was adjourned at 8:51 pm