

**Victoria Village HOA**  
**Board of Directors Meeting**  
**October 18, 2011**

**Minutes**

Meeting was called to order at 7:03pm at Garden Ranch Baptist Church. In attendance were Debbie Feagin, John Smith, Betty Johnson, Jaime Kerchner, Rick Poole and Kerry Cantrell of Z&R Property Management. Sydne Ebel was excused for her absence from the meeting.

**Hearings**

3529– No one was present for hearing resident submitted a letter rather than attend the meeting. Hearing was regarding pet policy specifically size and number of animals. Letter will be sent to owner to confirm dog on leash and verify information regarding the dogs visitation to the complex.

3363– Toys and rocks in common area. Owner and tenant present. Prior to the first notice the resident was not on top of picking up the toys. Now she makes sure she sees they are picked up.

Motion made by Andrew: Pick up the toys if you see them and dismiss this case.

Motion seconded by Jaime

Vote: 5 Yes

1 no

Motion Passes

**Open Forum**

3502- Light on entry sign is out. Rick will check this out.

3349- Kids from apartment complex next store climbs trees in our complex.

There were questions regarding what is acceptable and unacceptable when it comes to working on a car in the complex. Minor items like adding wiper fluid or changing wipers, adding coolant, jumping a battery, changing a flat tire in order to drive the vehicle out of the parking lot are ok. Extensive repairs like brake jobs, changing oil, extensive repairs are against our complex rules.

## Minutes

Motion made by Andrew: to approve the September 2011 meeting minutes as amended (adding specifics about the water cost situation)

Motion seconded by Rick

Vote: 5 yes

1 Abstain

Motion Passes

## President's Report

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

## Treasurer's Report

Treasurer's Report as follows:

### **HIGHLIGHTS OF BALANCE SHEET (9/30/11)**

#### Assets

2 operating accounts = \$12,164

3 reserve accounts = \$149,150

Accounts receivable = \$40,942 (owners who are delinquent on dues)

#### Liabilities

Prepaid dues=\$17,230 (owners paying dues on time/ahead of time)

Due to other funds = \$57,461 (painting expenses; intend to "repay" to reserves)

#### Reserves

Reserve expense consolidated=(\$62,894). (Sprinkler backflow work + phase 3 painting expenses)

YTD net income = (\$23,861) (Jan. 1-Sept. 30, 2011)

### **HIGHLIGHTS OF EXPENSES**

YTD expense areas that are over the total annual budget:

- Fence/wall repair: YTD expenses=\$2,830 (annual budget=\$2,500)
- Light maintenance/repair: YTD expenses=\$2,034 (annual budget=\$1,000)
- Painting: YTD expenses=\$17,874 (final installment of phase 3 painting; annual budget \$750)
- Pool operations: YTD expenses=\$6,843 (annual budget \$6,000)
- Pool repair: YTD expenses = \$3,242 (annual budget = \$2,200)

- Sign repair: YTD expenses = \$660 (annual budget = \$500)
- Sprinkler repair: YTD expenses=\$10,859 (annual budget=\$6,000)
- Tree maintenance: YTD expense=\$6,975 (annual budget=\$3,000)

## **HIGHLIGHTS OF ACCOUNTS RECEIVABLE**

- 9/30/11 AR=\$40,942 past due (owed by 45 accounts)
- Amount that is 3+ months past due/in legal collections=\$36,177 owed by 14 owners
- 31% of past due accounts (14 out of 45) owe 88% of the total Accounts Receivable (\$36,177 out of \$40,942)

## **Manager's Report**

Kerry reviewed the legal update and work orders

## **ACC Report**

Railings are complete. The painting was accomplished with volunteers. This resulted in a huge savings for the HOA.

## **Old/new Business**

Budget: 5% Increase to 155/ month

Motion made by Jaime to accept the Dues increase for 2012.

Motion seconded by John

Vote: 6 yes

Motion Passes

Outstanding Citizen Award:

Velma Swindell and Tom "Chris" Yinger will both receive a \$50 gift card and Certificate

Motion made by Betty to Award Velma and Tom.

Motion seconded by Rick

Vote: 4 yes

1 no 1 Abstain

Motion Passes

Betty discussed:

Crab Apple tree in common area and the concerns regarding this tree.

Dryers venting into the attic instead of outside

Water costs

Number of people living a unit and what is permitted by the state.

## **Correspondence**

Discussed in earlier portions of meeting, Jaime also discussed topics for the 4<sup>th</sup> quarter newsletter.

Adjournment: 8:58 pm