

Victoria Village as C/S HOA Board of Directors Meeting February 16, 2010

Meeting was called to order @ 7:02 pm. In attendance were John Smith, Rick Poole, Sydne Ebel, Gayle Pressler, Debbie Feagin, Betty Johnson, Jaime Kerchner and Kerry Cantrell of Z&R Property Management. Minutes were initially taken by Debbie Feagin, until she left early for personal reasons. Jaime Kerchner resumed taking minutes at 7:15.

MEETING MINUTES

Meeting Minutes for January 2010 were reviewed.

Motion made by Jaime to approve minutes as written. Motion seconded by Rick. Motion passed with four in favors, and two abstains (Betty left early in January meeting, Sydne was not present at January Meeting)

**All unanimous votes listed below are based on 6 votes of in favor by the 6 board members present at time of votes.

OPEN FORUM

3349 - Owner completed a property walk through with a member of the ACC committee. As a result, Owner proposed two new forms to be utilized to keep a system of accountability regarding complex trash/pet issues and rule abidance. Primary concern for this owner is pet feces and dog size regulations.

This item was then moved to the new business portion, later on the agenda, for further discussion.

3502 - Owner inquired about new format of finance report. Specifically how items are now listed. Sydne indicated an explanation of the new report would be discussed during the treasurer's report.

3642- Owner recommended including a note of recognition and thanks, to any board members who fulfill their term, in the Victoria Village newsletter.

Green springs Matt Biereichel: addressed questions, comments and concerns about current ground maintenance issues. Topics discussed included more follow up on ice removal, mowing native areas on opposite side of path surrounding village, and trimming of bushes. Matt also discussed the breakdown of the contract and billing payments and schedules.

PRESIDENT'S REPORT

John stated most of his concerns regarding Victoria Village were address during open forum and will be touched on again when the two forms submitted by the ACC are reviewed later in the meeting agenda.

John made a motion to accept the meeting minutes from December 2009, as originally written based upon legal verification from our attorneys.

Betty seconded the motion. Motion passed unanimously.

John has requested the HOA to investigate other possible units in complex that may have dryer vent issues. Although Victoria village is not responsible for any repairs, it would be beneficial to the community to become aware of potential hazards. John will notify the board members via e-mail with options regarding possible exterior visual inspections and options to alert owners to take action in their units as preventative measures.

John would also like to see more information submitted for the newsletter. Contributions from more board members would be appreciated.

Discussion was held on time limit for ballot return.

Motion was made by Gayle to request ballots returned with in 40 days of date of postmark on mail out. Motion was seconded by Rick. Motion passes with a unanimous vote from the board in attendance.

John received ideas as requested for requirements for the Victoria Village Outstanding Citizen Award. He requests this item be added to March agenda to review/discuss/vote on award specifics.

TREASURER'S REPORT

Sydne presented the Treasurer's report:

Copies of the finance report were provided to both the board and members in attendance. Sydne also discussed the new format. She reviewed the items listed on this report.

Motion was made to approve treasurer's report by Betty and seconded by Gayle. Motion passed unanimously.

MANAGER'S REPORT

Legal update: A revised updated version was created and reviewed by the attorney. The document "Dues Delinquent Members Voting Policy", will be included in the annual meeting notice, was discussed.

Motion made by Gayle to accept this revised notice. Motion seconded by Rick. Motion passed unanimously.

Kerry discussed new accounting system/format to be utilized to maintain finance reports going forward.

There was one work order submitted regarding a storage door. Work item approved and complete.

Written request submitted by unit owner # 3318. Owner is requesting to keep oversized dog. Motion made by Betty to allow unit #3318 to keep dog based on exception due to hardship caused by realtor negligence to explain HOA pet restrictions.

Motion seconded by Sydne. Motion passes unanimously.

Unit #3318's request to keep oversized dog generated discussion of changing pet size restrictions in complex. This topic will be revisited at a later time and individual requests will be reviewed on an as needed basis.

Letter received regarding fading numbers and lines of designated parking spaces in areas throughout the complex. Discussion to wait until seal coating takes place, pay to contact a painter, or utilize stencils and generate a committee to paint numbers as needs arise.

Motion was made by Gayle to paint numbers and lines as needed by a designated committee as soon as weather is warmer.

Motion was seconded by Jaime. Motion passed unanimously

OLD/NEW BUSINESS

Review and discussion of contract renewal for Green Springs

Motion made by Betty to accept contract offer. Rick seconded motion. Unanimous vote yes to renew contract. John signed the contract

Agenda addition carried over from open forum: ACC forms and violations notices

Motion was made by Betty to accept new form generated by the ACC upon updated of form to include Kerry's contact number and the number of days to correct violation or make arrangements to prevent further action being taken by the association.

Motion was seconded by Gayle. Motion passed unanimously.

ACC wrote a letter explaining property walk through with primary focus on litter and trash collection compliance.

Motion made by Gayle to accept letter with a change of time trash cans may be placed outside to be no earlier than 5pm on the day prior to trash collection.

Motion seconded by Betty. Motion passed unanimously.

Meeting adjourned approximately 9:30 pm