

Village at Cordata Northside Condominium Association
Thursday, January 16, 2025 at 10:00 AM, via Internet ZOOM
Minutes of the Board of Directors

Board Members Present: Cherie Thomas, President; Jody McBee, Vice President; Rupert Ayton, Treasurer; Vale Hartley, Secretary; Linda Sheeks, Architectural Manager and Charlotte Martin.

Residents Attending: VACNCA IT (Hosts, Pete Asprey and Jerry Boles), Charles Collier, Donna Collier, Bill Donahue, Karl Foslien, Trudy Foslien, Barbara Green, Judy Hultgren, Patty Liggett, John McBee, Rhea Ramsay, Stephanie Sarver, Earl Sheneman, Jim Tragesser, and Barb Willis.

Property Manager: Rachel Long

1. Call to order: 10:50 AM by Cherie Thomas.
2. Roll Call: by President Cherie Thomas. JoAnne Wyatt was absent.
3. Members Open Forum: Cherie Thomas invited member input.
 - a. Bill Donahue reported on the January 14, 2025 Cordata Neighborhood Association meeting. Bellingham City Council Member Hannah Stone was present to talk about the upcoming clearing of the homeless camp on Bakerview Road. Bill also said there is now a phone number, sponsored by the Cordata Business Park Association, to call to report abandoned shopping carts in this area.
4. Approval of Board of Directors Meeting Minutes from December 19, 2024.
The minutes were approved.
5. Treasurer's Report: Rupert Ayton
Treasurer's January 2025 Report
Treasurer's Activities Report
 1. Investments update
 - a. At Edward Jones, we had 9 CDs with maturities ranging from 5 to 54 months (known as a maturity ladder) totaling \$131,000. The average rate was 3.883%. We also had \$2801.56 in a money market account earning 1%.
 - b. We have \$10,000 in a Treasury Direct account with a current yield of 2.96% and accrued interest of \$1.248
 2. December transaction review

- a. I have reviewed the invoices for December and all appear reasonable;
- b. I have reviewed the bank reconciliations and all appear to be in order.

3. Member dues

- a. As of the end of December we had 1 unit owing late fees.

Preliminary Operating Fund Financial Report

1. Balance Sheet at 12/31/24

- a. Total assets of \$86,661.80
- b. Liabilities of \$42,431.45
- c. Operating Fund Surplus of \$44,230.35

2. Revenue and Expense for the 12 months ended 12/31/24

- a. Revenues of \$302,244.52
- b. Expenses of \$278,240.41
- c. Operating net surplus for the year of \$24,004.11 (transfer to reserves)

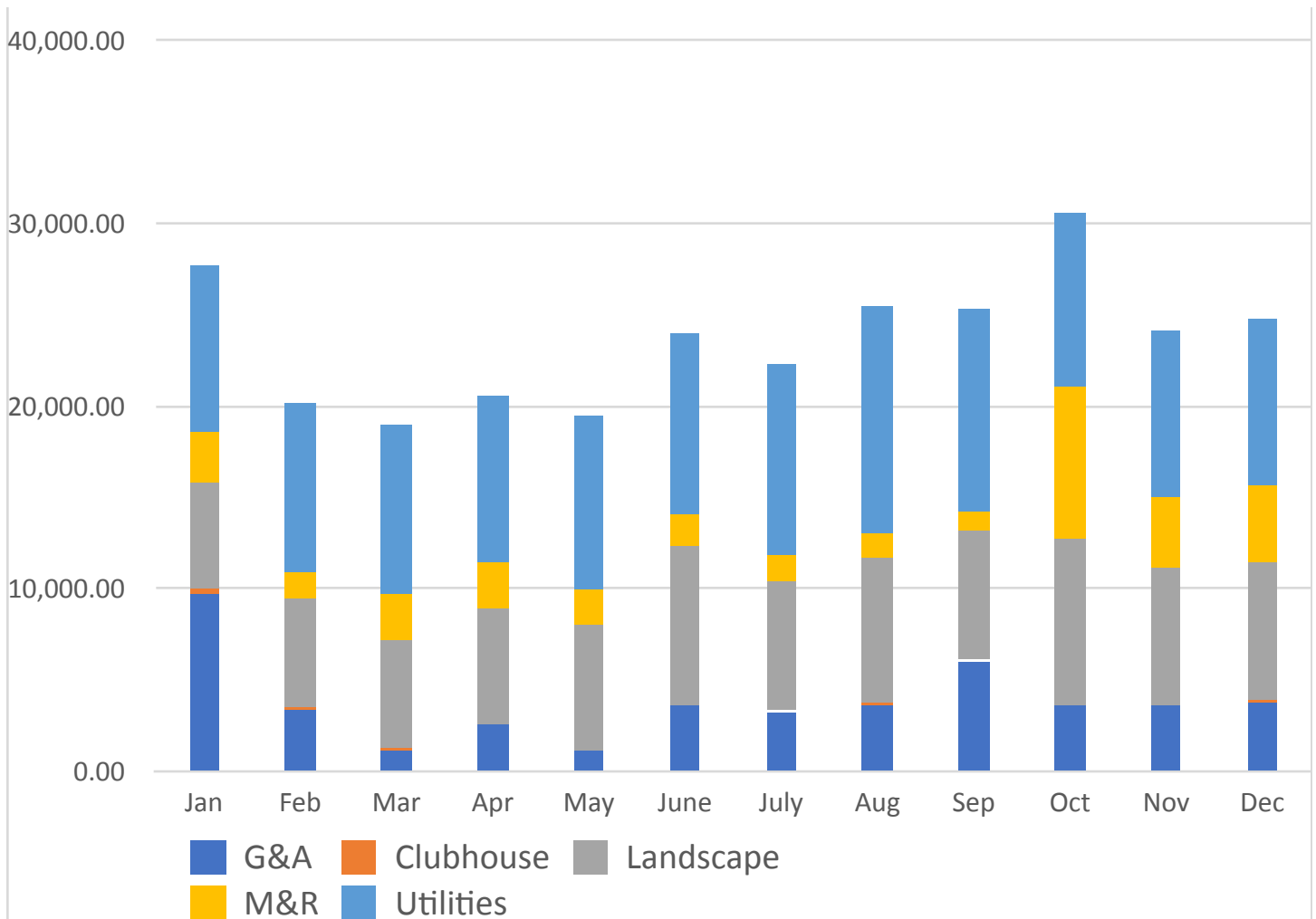
Preliminary Reserve Fund Financial Report

1. Balance Sheet at 12/31/24

- a. Total assets of \$255,505.03
- b. Total reserves of \$255,505.33 (\$279,509.44 after transfer)

2. Revenue and Expense for the 11 months ended 12/31/24

- a. Revenues of \$95,979.08
- b. Expenses of \$95,845.06
- c. Reserve net surplus for the year of \$134.02



12-Month Operating Expense Trend

6. Property Managers Report: Rachel Long gave an update on health status of Mike from A Team and said the trenching job they did went well.

7. Committee Reports:

7.1 Architectural - Linda Sheeks. In Unit 1243, all work that VACNCA is paying for is complete.

7.2 IT - Pete Asprey - IT Activity Report

2025 01 IT Activity Report

- Zoom setup/management/recording/reminders (Jerry B)
- Post Zoom Recording, Audio and Transcription (Jerry B)
- Publish/distribute agenda/minutes (and other items)
- Web site maintenance
- Calendar maintenance/printing

- Google Email System Changes Cause Outage:
 - "Mail-is-In" Outage (10days) & Repair
 - "Reliable Email" system down until further notice
Residents Email List until repair complete

7.3 Landscape - Rupert Ayton

Landscape Committee Report 18 January 2025

No meeting was held in January as there was no new business to discuss.

Here is an update on landscaping:

- We received the insurance claim for the broken window at 1231.
- Drainage behind and under 1220 through 1226 is still an issue. A-Team has done an excellent job of cleaning out the culvert along June trail. That should help. Bayside came out to back-flow the storm drains but their equipment is too big for the 4" corrugated drain pipes. We will try Blythe Plumbing. Clearmark Locators advised us it was highly unlikely that they could locate the drain system given it is plastic and over 2 feet down.
- Beavers took down a tree in the pond area and it fell into our common space. They started dismembering it. They have taken out a lot of trees along the June trail. The master association is working with a naturalist to try to solve the pond water level.
- Still need to have stumps ground at 1256 and 1252, plus 1212 and 1220. And 1262.
- Will need to plant shrub as planned at 1220 once the stump is ground.
- Still need to figure out the dead grass issue in the common areas.
- Custom Cut is scheduled to coppercide treat the Dogwood at 1256 on the 15th.
- 1268 dying shrub will probably come out next year.
- Need to be thinking about replacement trees, beginning with 1256.
- Planning an irrigation survey when system comes on again early summer.
- As always, we are looking for volunteers for the landscape committee and for help with mulch parties and other DIY landscape activities. **Someone else needs to chair the committee.** (Bold added by the Secretary for emphasis.)

7.4 Social - Patty Liggett

1. All committees need more participation. There will be a meeting on Friday, January 17th, 11:00 am, in the Clubhouse to plan activities for this year.
2. Jody McBee is planning to start a weekly "Crafternoon" time. Stay tuned for more details.

8. Unfinished Business - None
9. New Business - Cherie Thomas. JoAnne Wyatt has submitted her resignation from the Board.
10. Announcements - Cherie Thomas. None.
11. Next Board Meeting Date: Thursday, February 20, 2025
12. Adjournment - Meeting adjourned at 11:26 am by Cherie Thomas.

Minutes Submitted by Vale Hartley, Board Secretary.