

Village at Cordata, Northside, Condominium Association

Meeting of Board of Directors

October 10, 2019. VACNCA Club House

Minutes

Board Members Present: Beverly Brownrigg, President; JoAnne Wyatt, Vice President; Earl Sheneman, Treasurer; Patty Liggett, Secretary; Larry Pollett, Building & Grounds; Lynn Kirlin, Member

Members Attending: Pete Asprey, Dale French, Barbara Green, Larry Green, Tim Metune, Michael Onorato, Rhea Ramsay, Linda Sheeks

1. **Call to order:** 10:00AM by Beverly Brownrigg
2. **Minutes Approved:** Larry Pollett moved that the Board of Directors Minutes from September 12, 2019 meeting be approved as written. Earl Sheneman seconded. Motion approved.
3. **Treasurer's Report:** Earl Sheneman
 - 3.1. All bills are paid to date.
 - 3.2. Waiting for one monthly assessment check to come in.
 - 3.3. General fund balance as of the end of September: \$63,220.11
 - 3.4. Reserve fund balance as of the end of September: \$263,598.70
 - 3.5. Comcast contract--The final copy of the contract has been signed and will go into effect on 11/15/2019. The per unit per month rate is \$35 + taxes and fees. The lowest previous amount since 2013 was \$43.71. That is an annual difference of almost \$6300 + taxes and fees. This saved us from a \$10 per unit per month increase in 2020. There will be a saving for some members' individual bills as well as upgraded equipment for some members at no extra cost. We will publish the details on this around the time the new contract goes into effect (mid-November).
 - 3.6. Our new Landscape contract is signed at the same rate we are paying now, for another four years.
 - 3.7. The budget committee is composed of myself, Larry Green, Larry Pollett, Sue Conger, and Vale Hartley. We have met twice and have come up with the proposed 2020 budget that will be presented today.
 - 3.8. Budget was presented and discussed.
4. **JoAnne Wyatt moved that we approve the 2020 Budget as presented. Second by Larry Pollett. Motion approved.**
5. **Building Report:** Larry Pollett
 - 5.1. Painting has been completed on 5 units, with 2 more to go, with hopes to finish this week.
 - 5.2. Windows replaced in unit 1262. He will try to finish the rest this month.
 - 5.3. Unit 1205 had a broken spring on the garage door and was serviced. All of our owners should be aware that the garage door is HOA responsibility.
 - 5.4. Still working on getting pathway lights removed.
 - 5.5. More gutter replacements will be carried over until 2020. Painting required, was concerned about the painter keeping up.
6. **Grounds/Landscaping Report:** Jim Tragesser
 - 6.1. Jim Tragesser has volunteered to be in charge of grounds/ landscaping, so please direct concerns to Jim in the future.
7. **President's Report:** Beverly Brownrigg
 - 7.1. Nothing new to report.
8. **It Report:** Pete Asprey
 - 8.1. Normal Minutes distribution, new resident addition and updates.
 - 8.2. Sent draft resident reports to Board for validation.
 - 8.3. Continued work on the INTERNAL web site; set up a mockup of the EXTERNAL web site.
 - 8.4. The Motion Log is now updated and online.
9. **Old (unfinished) Business:** no unfinished business
10. **New Business:** no additional new business
11. **Member's Open Discussion:**
 - 11.1. Michael Onorato raised a concern that when our residents are leaving our neighborhood and traveling on Stuart Road and June Road that we need to be mindful of the heavy vehicle travel on those roads, as well as Cordata Parkway.
12. **Next Meeting Date: November 14, 2019**
13. **Larry Pollett moved to adjourn. Second by Earl Sheneman. Motion approved**
14. **Adjournment at 11:00AM by Beverly Brownrigg.**
Submitted: Patty Liggett, Secretary