

Village at Cordata, Northside, Condominium Association
2022 Budget Ratification Meeting
Thursday, December 9, 2021 at 10:10AM, via Internet Zoom

Minutes

Board Members Present: Beverly Brownrigg, President; JoAnne Wyatt, Vice President; Earl Sheneman, Treasurer; Patty Liggett, Secretary; Lynn Kirlin, Member; Cheryl Scheele, Member; Cherie Thomas, Member

Members Attending: Pete Asprey, Rupert Ayton, Charlie Collier, Donna Collier, Dale French, Barbara Green, Larry Green, Sylvia Hampson, David Harris, Judy Hultgren, Charlotte Martin, Michael Onorato, Nettie Post, Rhea Ramsay, Helen Roberts, Ron Roberts, Linda Sheeks, Eunice Smith, Jim Tragesser

Property Manager Attending: Rebecca Chadwill representing Rachel Long

1. **Call to order: 10:10AM by Beverly Brownrigg.**
2. **Minutes Approved: Cheryl Scheele moved to accept the Board of Directors Minutes from the November 11, 2021 meeting, as published. Motion seconded and approved.**
3. **Treasurer's Report (Earl Sheneman)**
 - 3.1. General fund balance as of November 30th, 2021: **\$76,660.39**
 - 3.2. Reserve fund balance as of November 30th, 2021: **\$297,300.99**
 - 3.3. Earl reported that we will be pretty much within or under budget for most of our categories of expenses this year. The two exceptions are INSURANCE and GENERAL MAINTENANCE. We will be around \$3,500 over budget on insurance, due to the addition of earthquake insurance this year. We have the potential to be \$15,000 or more over budget in general maintenance. Our buildings are getting older and are requiring more maintenance. The good thing is that we have planned ahead by having contingency funds available and will be able to meet these obligations without any problem.

Committee Reports

4. **Grounds/landscaping Committee (Jim Tragesser)**
 - 4.1. The grounds/landscaping crew has closed the exterior foundation vents on all buildings.
 - 4.2. In preparation for freezing weather, the crew disconnected all water hoses from the buildings. If you need to reconnect your water hose for a project, remember to disconnect it as soon as you're finished.
 - 4.3. Jim will be collecting money for a gift for the landscaping crew. This is something the community does every year for the crew, at Christmas. Jim will be putting notes in all the cubbies to give members more information on this gesture.
5. **IT Committee (Pete Asprey)**
 - 5.1. Zoom Meeting Management
 - 5.2. Publish/Distribute Minutes
 - 5.3. Maintain Unit History from Linda Sheeks Input
6. **Architectural Committee (Linda Sheeks)**
 - 6.1. Windows are still being installed.
 - 6.2. Three units have had new gutters installed.
 - 6.3. Five homes were painted this year.
 - 6.4. Moss control is being done on all units.
 - 6.5. Roof repairs are being done on many units.
7. **Nominating Committee (Patty Liggett)**
 - 7.1. The election of two board members (Rupert Ayton and Linda Sheeks) will be held at the January 13, 2021 Annual Members Meeting. Please watch for your ballots prior to the January meeting.
8. **Access Property Management (Rachel Long)**
 - 8.1. Rebecca Chadwell stated that there was nothing new to report.
9. **Old (Unfinished) Business**
 - 9.1. Cherie Thomas reported that cedar and barberry will be planted in the "Pass Thru" gaps on Friday, the 10th.

VACNCA Board of Directors Authorized Transmission

10. New Business

- 10.1. After a discussion regarding safety and the need to have a process/protocol on the best way to check on each other in the circle, especially those members who live alone, a Safety Committee was established. Members of the committee are Beverly Brownrigg, Pete Asprey, Donna Collier, Nettie Post, and Sheila Johanssen.

11. Members Open Discussion

- 11.1. Since he has been here since 1993, Michael Onorato volunteered to be our historian for what has gone on in the past in our circle. Thank you, Mike.
- 11.2. After discussion regarding snow removal, Rebecca Chadwell stated that she will check with Rachel Long at Access. Rachel and the Board will determine the best procedure to use when we have a snowfall that needs to be plowed.

12. Announcements (Beverly Brownrigg)

No new announcements were given.

13. Next Meeting Date: January 13, 2022

**14. Adjournment: Cherie Thomas moved to adjourn. Motion was seconded and approved.
Meeting adjourned at 11:03AM by Beverly Brownrigg.**

Submitted: Patty Liggett, Secretary