

VACNCA Board Meeting

April 9, 2015

Call to order:

Present: Mike Kirk, Lynn Kirlin, Larry Green, Bev Brownrigg, Sue Conger and Cindy Asprey

Absent: Earl Sheneman (excused)

Quorum: Yes

Welcome Members: Tim Metune, Barbara & Joe Willis, Caroline Yaude, Lynn Dagger, and Mike Onorato

Treasurer Report: Earl reported that –

- General Fund Balance Sheet at \$37175.82
- Reserve Fund is at \$197,172.23
- All bills have been paid to date with exception of Reserve Study bill.
- Audit/IRS update – annual information has been sent

On motion duly made and carried, minutes of the March 12, 2015 meeting were approved.

Building and Grounds Report: (Larry Green)

- Painting completed on clubhouse & unit 1268
- Lock changed on one mail box
- Eye changed on clubhouse outside front lights
- One pathway light repaired
- On site visit for the reserve study was completed
- 6 foundation vent screens repaired

Community: None

Correspondence and Unfinished Business:

- Reserve Study received – will be discussed at upcoming Board Meeting.
- clubhouse Cleaning Update (discussion later)
- Cordata Business Park Association message about storm water maintenance & Rules & Regs about how to maintain our system according to City Inspections.

New Business:

- Unit request -Unit 1231 requested installation of a gas line into kitchen and laundry room. This was moved and approval for work to be done by licensed contractor
- Clubhouse Use Request
 - Request for WCC teacher to use clubhouse for monthly meetings of international ESL students. Rosalie Nast will be responsible for that use.
 - Discussion: Liability issues, etc. Setting precedence for future uses – would approval of this set precedence? Outside of what clubhouse is designed for.
 - Larry Green moved that request to be denied.
 - Motion to deny the use for the WCC teacher passed by 4-1 vote
- Maintenance Manual
 - Larry Green has developed a Maintenance Manual.
 - Manual will be located in unlocked file cabinet in clubhouse for others use if need be. It will include contact information
- Keys for Board Members
 - Keys to locked file cabinets currently held by Mike Kirk, Lynn Kirlin, Earl Sheneman and Larry Green.
 - Keys will be provided to the other board members – Beverly Brownrigg, Sue Congers and Cindy Asprey

- Clubhouse Acoustics
 - Lynn Kirlin suggested discussion be given to improving acoustics at the clubhouse.
 - Kirk suggested formation of a committee
 - Motion to authorize a committee of five be formed to examine acoustical solutions in clubhouse was approved
 - Caroline Yaude will head up the clubhouse acoustics committee
- Comcast issues:
 - Lynn Kirlin discussed Comcast Service and suggested the concept of negotiation a better service with Comcast or let individual residents contract their own service.
 - Cable Service alternatives such as discontinue services and individual
 - Mike Kirk will call Comcast to look at options.

Open Discussion:

- Lynn Kirlin made suggestions on how our small community can look out for those members who are living alone.
 - Bev Brownrigg volunteered to check with various organizations to get their suggestions on how to proceed with this matter
- Mike Onorato suggested Maintenance Manual should be copied and given to all board members. Also, develop a hierarchy of who's in charge when President, Vice President and Maintenance Manager are all away.
- Barbara Willis asked Larry Green to review her maintenance issues.

Next Meeting Date Thursday May 14, 2015 at 10 am

Meeting adjourned as there was no further business

Cindy Asprey, secretary