

VACNCA Board Meeting

November 12, 2015

Call to order: 10:00 am

Present: Mike Kirk, Lynn Kirlin, Larry Green, Earl Sheneman, Bev Brownrigg and Sue Conger

Absent: Cindy Asprey (excused)

Quorum: Yes

Welcome Members: Al & Dee Shaw, Tim McEwan, Barb Green, Pete Asprey, Ray Ramsay and Bob Hansen

Minutes of board meeting (including Future Maintenance Expenses Report) from October 8, 2015 were approved as written

Treasurer Report: Earl reported that –

- General Fund Balance Sheet in at \$50,323.50
- Reserve Fund is at \$206,179.34

Building and Grounds Report: (Larry Green)

- Clubhouse re-keyed and residents issued 2 keys
- Installed dead bolt on the furnace room door
- Large bee nest removed from under unit 5073
- 30 feet of new ground drain installed behind units 1205/1207
- Installed a locked key cabinet in the furnace room & moved all unit keys to the cabinet. The following units do not have keys in the cabinet 1237, 1250, 1262 and 5073. Also no paper work on file for unit 1250
- Replaced door and casing on door from living room to the deck at unit 1246 due to dry rot

Community: None

Correspondence and Unfinished Business:

- A few notes were received regarding insurance
- Clubhouse Acoustics will be installed November 13, 2015
- Clubhouse usage request for exercise has been withdrawn
- Clubhouse cleaning contract will begin as of January 1, 2016 at \$50 per month
- IRS Refund: as a result Kirk's letter to IRS re: \$1724 refund, IRS informed him refund had been issued in July 2012 to association
- Comcast: Agreement for 5 year contract has been executed. Contract will be effective one year at the rate of \$41.24 plus fees and taxes for each unit per month. Down from \$54.00 per month per unit
- Insurance policy information: new policy has been instituted for one year and will not include earthquake insurance. Mike distributed a copy of the new insurance coverage.

New Business:

- Unit 1246 requested authorization to put a patio on side of the unit. Motion approved.
- 2016 Budget presented by Earl Sheneman
 - General Expenses at \$274,200
 - Income of 274,200
 - Monthly dues will remain the same at \$380 per unit per month
 - Reserve fund projected income is \$64,000
 - Reserve fund projected expense of \$63,500
 - By a motion duly made and carried, the 2016 Budget was approved unanimously
- Nominating Committee for 2016 Board Members
 - expiring this year are Mike Kirk and Earl Sheneman

- Mike will be retiring while Earl will remain
- Bev Brownrigg asked for residents to let the Nominating Committee know if they would like to nominate anyone. Notice will be sent to owners so they can respond to committee prior to December 3.
- All necessary forms will be distributed very soon

Open Discussion

- Barb Green asked Board to for volunteer to put flag out at clubhouse on appropriate dates
- Barb Green requested two new tables for clubhouse
- Dee Shaw requested curtains for front window in front of mail boxes

Next board meeting will be Thursday, December 3, 2015 at 10:00 am at the clubhouse. This date is a reschedule.

Meeting adjourned

Cindy Asprey, secretary