

VACNCA Board Meeting

April 14, 2016

Present: Mike Onorato, Larry Green, Earl Sheneman, Bev Brownrigg, Cindy Asprey, Rhea Ramsay and Sue Conger
Quorum: Yes

Welcome Members: Barb Green, Pete Asprey, Jo Ann Wyatt, Ray Ramsey, Lynn Dager, Rosalie Nast, Tim Metune and Bob Hansen

Minutes of board meeting on March 10, 2016 were approved.

Treasurer Report: Earl reported that –

- Balance Sheet Total \$41,039.44
- All bills paid and deposits made
- General Fund Total is at \$219,044.11
- Asked to be excused from May board meeting

Building and Grounds Report: (Larry Green)

- Replaced damaged club house storage doors
- 6 units had painting completed
- Pressure washed 8 sidewalks and 3 patios
- Resealed 18 leaking gutter corners
- Rebuilt steps from living room to patio in 5 units
- 8 Flowering Dogwood trees planted
- Replaced 4 windows in unit 1266
- Replaced garage door in unit 1206

President's Report

- Mentioned request for Emergency Response Coordinator and deputy
- Walk-about & bikers' liability issues
- Request to read RCW 64.34.380 – RCW 64.34.392 in Reserve Study as they do have a tremendous effect on our Reserve Study. Earl said hard copy of Reserve Study is on file cabinet in club house. He highly recommended members read at least the first 15-20 pages.
- Concern for "Loki Lou's"
- Discussion (report below) for Rental Cap

Board Discussion:

- Board rescinded the motion of 5-21-96 regarding painting decks and charging the owner
- Approval given for notices sent to unit owners whose decks need attention
- Subject to the following, approval given to the owners of unit 1222 to replace the door to the deck with a slider
 - Work to be done at owners' cost
 - Work to be done by VACNCA window contractor (Country Glass)
 - Door to be approved door supplied by Country Glass
 - Cost of any problems arising from this project will be paid by owners
- Approved "Consent Agenda" concept for future adjustments

Old Business:

1. Reminder to ALL residents (including those who rent) to return contact sheets. The information provided will be used in case of emergency. Please return completed form to Rhea Ramsay, 1229 Northwind Circle. If you need another form, please contact her and she will provide it to you.
2. Rental cap on WA State Supreme Court decision
 - Moved and passed for peruse of a 90% affirmative Rental Cap request.
 - Mike O. will draft a form for board approval before notifying all unit owners

New Business:

1. Approval of board meeting moved to from 12-8-16 to 12-1-16 due to schedule conflict with annual Christmas Bake Sale
2. Approval to install conforming front screen doors by 1202 and 1268 owners at their cost by an approved VACNCA vendor/contractor

3. Approval for installation of two vinyl windows by unit 1229 at owners' cost and by approved VACNCA vendor/contractor
4. Approval given to unit 1242 owners install a new fireplace at their cost by an approved vendor/contractor.
5. Approval given to unit 1243 owner replacing existing screen doors at owners' expense by an approved vendor/contractor
6. Discussion and approval for owner of unit 1222 for sliding door (see board discussion)
7. Request by Rosalie Nast for reconsideration of earlier board decision concerning use of clubhouse by foreign students attending Whatcom Community College. She requested use on April 29, 2016 and May 27, 2016
 - o Limit 40 students
 - o Most students walk so no parking issues
 - o Rosalie Nast will be on site at both meetings and agrees to be responsible for clean-up
 - o YES vote for approval by C. Asprey, S. Conger, E. Sheneman, M. Onorato, R. Ramsey and B. Brownrigg
 - o NO vote by L. Green

Open Discussion:

Jo Ann W. said some financing institutions are requiring a "rental cap" in order to finance future purchases.

Next board meeting will be Thursday, May 12, 2016 at 10:00 AM

Meeting adjourned

Cindy Asprey, secretary