

# VACNCA Board Meeting

May 12, 2016

**Present:** Mike Onorato, Bev Brownrigg, Cindy Asprey, Rhea Ramsay and Sue Conger

**Excused:** Larry Green and Earl Sheneman

**Quorum:** Yes

**Welcome Members:** Barb Green, Pete Asprey, Tim Metune, Dale French, Bob Hansen, Ron Roberts, Barbara and Joe Willis, Martha Magner and Jim Cook

**Minutes** of board meeting on April 14, 2016 were corrected to identify figures in the treasurer report to name "General Fund" and "Reserve Fund" before being approved.

**Treasurer Report**

- General Fund Total \$34,568.07
- Reserve Fund Total is at \$219,044.11
- Most bills paid and deposits made

**Building and Grounds Report:**

- 3 units (1204, 1212 & 1233) painted
- Three street catch basins reset
- New garage doors at 1206 & 1254 painted
- Street cracks sealed
- Irrigation system checked out

**Presidents' Report:**

- Board Members are a volunteer group
- Mentioned "Rental Cap" issue as related to Condominiums.
- Urged residents and board members to read "Reserve Report". Reserve Study can be found on top of VACNCA cabinets, as well as condo professional journals. Both make interesting read. Please read them at clubhouse

**Old Business:**

- Reserve Study overview
- 6.1 Executive meeting held 4-28-16 with attorney, Hugh Lewis, concerning rental caps and portions of present Declarations. Attorney reported to board members the rental cap as set by VACNCA in 2009 Declarations, will stand at 10% limitations (6 units)
- Attorney described our 1994 Declaration regarding maintenance of decks, awnings with respect "limited" common elements

## New Business:

- 7.2 President discussed the Board's current study of self-management verses professional management. Mike O. stated that the Board will make its decision known as soon as possible. Property management group will discuss what can be expected if the Board decides on property management.
- 7.3 Festival Blvd. seal coating is a joint operation in view of easement signed on October 16, 1990 by developer of both Festival and VACNCA. VACNCA share amounts to \$810.83
- 7.4 Mike O. asked committee volunteers with regard to serving on "insurance", "budget", and "nominations/elections"
- 7.1 Resignations
  - Cindy Asprey will resign her position effective 5-15-16. Motion to accept was unanimous.
  - Current cleaning lady has resigned effective 5-2- 2016 and Barb Green reported she will be interviewing for her replacement
  - Mike O. reported Larry Green announced he will not seek re-election after his present term expires on 12-31-2017 nor will he serve as Maintenance manager after that date. Larry wants the association as much lead time to decide how his job will be filled after that date.

## Open Discussion:

- Joe Willis suggested there are two issues: (1) learning about property management and (2) hiring an individual to take over Larry's duties as Maintenance manager. They could be treated separately.
- Pete Asprey said he would like the board to study costs of professional management.
- Ron Roberts suggested that if we do go to professional management, strict guidelines should be laid out for the firm to follow.

Next board meeting will be Thursday, June 9, 2016 at 10:00 AM

Meeting adjourned

Cindy Asprey, secretary