

Minutes of Meeting
VACNCA Board of Directors
10:00 A.M. September 8, 2016

Present: Michael Onorato, Beverly Brownrigg, Larry Green, Rhea Ramsay, Earl Sheneman, Sue Conger and Bob Hansen.

Welcome Members: Peter Asprey, Lynn Dager, Dale French, R.Lynn Kirlin, Rhonda McMartin, W. Metune, Cheryl Scheele, Ruth Scheffler, Albert & Dee Shaw, Sidney Wanne, Joe & Barbara Willis.

1. Call to Order: 10:03 A.M.
2. Correction for section 7.4 of the August 4, 2016 Minutes. Delete everything after “Discussion of the timeline in putting together the next year’s budget was given as :” and replace with the following: Budget Committee updates to the Board at the September and October meetings with submission of the proposed 2017 budget to the Board for approval at the November meeting. After that a budget ratification meeting will be set. In accordance with Washington State law it would take a majority of the total voting power of the Association to reject ratification of the budget. In the event that the budget is rejected by a majority of the total voting power, the prior budget remains in effect until such time as the owners ratify a subsequent budget prepared by the Board of Directors.
A motion was made, seconded and approved.
3. Treasurer’s Report:
 - 3.1 All bills are paid to date.
 - 3.2 General Fund Balance: \$46,608.72
 - 3.3 Reserve Fund Balance: \$219,145.81
 - 3.4 Discussion of Balance Sheet Detail
 - 3.5 Discussion of decision of Budget Committee on cost increase for current Auditor and whether or not to change Auditors. After much discussion a motion was made to continue with Jay Vandal’s services with the increase of \$62.00. It was seconded and carried.
4. Building and Grounds Report:
 - 4.1 Maintenance report is self explanatory with a list of repairs made.
 - 4.2 Discussion of the upcoming resealing of the asphalt in two years.
 - 4.3 Discussion of needed drainage for Units 1222 and 1224.
 - 4.4 Discussion of cars that are not being garaged. Concerns expressed about vandalism and emergency vehicles having clear access when and if needed. After some discussion there was Board consensus that a letter from them be sent and cc’d to a family member concerning vehicle staying outside garage for several weeks.

5. President's Report

- 5.1 Thanks were expressed to Rhea Ramsay for the emergency contact list. Peter Asprey volunteered to make the list available to Board members so that they could respond in case of need.
- 5.2 There is need for an Emergency Coordinator.
- 5.3 Discussion of possible city placement of new radio-operated water meters. There will be plenty of notice from Public Works as to what is involved.
- 5.4 Discussion of the purpose of minutes being a record of the votes and actions of the Board.

6. Old Business:

- 6.1 Consensus of Board is that the issue of professional management will be revisited starting January 2017.
- 6.2 Discussion of speed limit was discussed and no action decided on.
- 6.3 A Nominations Committee of two board members and one member of the community: Beverly Brownrigg & Rhea Ramsay, with Rhonda McMartin as community member.
- 6.4 After some discussion it was moved and seconded to accept the \$20,609.00 premium bid of CAU, our present insurance carrier. The vote was 6-1 in favor.

7. New Business:

- 7.1 Unit 1222 is requesting to add air conditioning. It was approved as long as there is a licensed Contractor doing the install and it is at the Owner's expense.
- 7.2 Discussion of the 5 year Landscape Plan. The Board members were very appreciative to Larry for the report he had prepared and distributed. It was decided for Larry to continue to use his judgement in how the plan is implemented. One Board member requested to have a variety of trees instead of just dogwoods.
- 7.3 A bid for 3 years from our current Landscaper, Custom Cut, was submitted and the proposed Contract includes a \$100.00 per month increase. A motion was made to continue Custom Cut's services with the increase in costs, it was seconded and approved.

8. Members Open Discussion:

- 8.1 Lynn Kirlin (1236) presented the results of his crawlspace inspection. He hoped that the Board might undertake other such inspections.
- 8.2 A question was asked about the advisability of having the minutes posted in the Club House state the monthly finances of the Association, It was considered a non-issue.
- 8.3 Mike Onorato brought forward the question of risk management which involves understanding the risk and setting down a plan of action.

9. Next meeting is October 13, 2016, at 10:00 a.m. in the Club House.

10. The meeting adjourned at 11:23 A.M.

Respectfully submitted: Rhonda McMartin, Secretary pro tem

