

Minutes of Meeting  
VACNCA Board of Directors  
10:00 A.M.; October 13, 2016

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

Welcome Members: Peter Asprey, Barb Green, Rhonda McMartin, Joe and Barbara Willis

1. Call to Order: 10:01 A.M.
  - 1.1 Board Member Bob Hansen has resigned. A motion was made to appoint Rhonda McMartin to fill the vacancy for the remainder of 2016. It was seconded and carried.
2. The minutes were approved after having been moved and seconded.
3. Treasurer's Report:
  - 3.1 Bills are paid to date.
  - 3.2 General Fund Balance: \$53,399.51.
  - 3.3 Reserve Fund Balance: \$223,346.41.
  - 3.4 Discussion of Balance Sheet Detail.
  - 3.5 Question was asked about the monies allocated for gutters. The \$10,000.00 budgeted for gutters is held until needed.
4. Building and Grounds Report:
  - 4.1 Gutter leaks have been repaired on 1202 and 1231. Painting for the remainder of 2016 has been completed. Nineteen windows have been replaced. An outside faucet has been replaced at 1246 and drain pipe and drain rock has been installed between 1222 and 1224. It was noted that any leaks in the irrigation system will not be determined until the irrigation system is turned back on.
5. Old Business:
  - 5.1 Our President has been in communication with Festival Square's President regarding advance notification of expenses pertaining to our common shared areas. In the future, there will be agreements reached before contracting services. Discussion followed regarding the advisability of the two Presidents and a representative from each Association meeting so that suggestions and clarifications are forthcoming. A motion was made that a thank you would be extended to Festival Square HOA and that our President and another representative will meet with them as needed. It was seconded and carried.

- 5.2 Sue Conger will be retiring from the Board as of January 2017, leaving two open positions on the Board for 2017. Rhonda McMartin was nominated to fill one position. The second position is open and a volunteer is being sought.
- 5.3 The Budget Committee has completed their report early and submitted it for approval. Discussion followed. The Committee recommended an increase in monthly HOA dues of \$20.00 per month, making the total monthly dues now \$400.00 beginning January 1, 2017. It was moved to accept the report from the Budget Committee, seconded and carried.
- 5.3.1 Obtaining bids for future under house inspections are being sought.
- 5.4 Insurance has been obtained and the new certificate will be available after October 24, 2016.
- 5.5 We are still in need of an Emergency Coordinator. The Sunshine Committee is being handled by Cindy Sheneman.

6. New Business

- 6.1 It was decided that the January Board meeting will be on January 19, 2017 at 10:00 A.M.
- 6.2 Much discussion was given to the advisability of having separate meeting days for the ratification of the Budget and the Annual Meeting.
- 6.3 Professional Management Companies were discussed. Members will check with others as to how well various Companies have performed for their Associations. Information will be compiled.
- 6.4 Pete Asprey offered to send out surveys electronically. This is another opportunity for people to state their opinions as to VACNCA issues. No decision made as to suggested offer.
- 6.5 Rhonda McMartin brought up the suggestion that smart water meters be reconsidered due to the electromagnetic fields that are generated from the meters and hopefully a single meter could be installed, thereby limiting our exposures. Information will be provided in the Clubhouse. Please leave copy in the Clubhouse so it is available to everyone.

7. Open Discussion, none.

8. The meeting adjourned at 11:26 A.M.

Respectfully submitted: Rhonda McMartin, Secretary