

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

Present: Michael Onorato, Larry Green, Earl Sheneman, Sue Conger, Rhea Ramsay and Rhonda McMartin.

Welcome Members: Joe and Barbara Willis, Jerry Conger, Ray Ramsay, Jo Anne Wyatt, Pete Asprey, Isabel Samuelson and Jim Peeples

1. Call to Order: 10:05 A.M.
 - 1.1 Board member Beverly Brownrigg excused.
2. The minutes from October 13, 2016 were approved after having been moved and seconded.
3. Treasurer's Report:
 - 3.1 Bills are paid to date.
 - 3.2 General Fund Balance: \$24,810.28
 - 3.3 Reserve Fund Balance: \$208,489.77
 - 3.4 Notification of the increase in monthly dues from \$380 to \$400 has been given to all members with the increase beginning January 1, 2017. A request was made that members be cognizant and on time in paying the increased assessment so as to not complicate matters with the Treasurer having to make individual reminder calls.
4. Maintenance Report:
 - 4.1 Garage door at 1222 has been painted. Gutter cleaning has commenced on all units at a cost of \$75.00 per unit. Unit 1240 has dry rot with the sliding door and a new door has been ordered.
 - 4.2 Blinking lights need to be reported as soon as possible and preferably before they completely stop working.
5. Presidents commentary:
 - 5.1 Michael suggested VACNCA might want to consider getting a computer for VACNCA's use.
6. Old Business:
 - 6.1 A discussion was given of the meeting held on November 5, 2016, with Festival Square President Philip Kneisley and Secretary Anne Kucera, VACNAC President Michael Onorato and Vice President Beverly Brownrigg. The Easement, Auditor File No. 901017067 executed on 10/16/1990 was reviewed as well as recognition of Festival Square's responsibility to assume leadership in the maintenance of roadway, sidewalk and trees that overhang the roadway since all are within the legal property of Festival Square. In the future any repairs to be made will be disclosed in advance and agreement reached

before Festival Square incurs shared costs. There was discussion of Exhibit B in the Easement. A commitment was made to keep each Association informed of the names of the principals who will meet on the 1st Tuesday of August concerning these shared matters of concern or earlier as the need may arise.

6.2 Discussion took place regarding overnight parking in driveways and overnight curbside parking. The President of VACNCA read excerpts from the most recent letter given to Unit 1254 as well as excerpts from a letter of response requesting consideration of the issues at hand in being out of compliance with the CC&R's. A motion was made to not make it about the car being in the driveway but to make it about extenuating circumstances. There was much discussion and the motion died. It was the consensus of the members to acknowledge the letter received and to give a 45 day notice of action. The motion was seconded. After more discussion, the motion was amended to allow for the upcoming holidays and a deadline for compliance being January 15, 2017. The amended motion was seconded as the majority ruled with two abstentions. It was noted that the CC&R's do not allow for any overnight parking of cars in the street.

6.3 Calendar dates for the Budget Ratification were discussed and it was decided that the Ratification meeting will be held after the next Board meeting is adjourned on December 1, 2016. VACNCA members are encouraged to bring their questions; in particular any questions regarding the increase in monthly dues.

6.4 The Nominations Committee so far has three members who are willing to serve on the Board beginning in January 2017, Rhonda McMartin, Jo Anne Wyatt and Cheryl Scheele.

6.5 Concern was expressed for the Association's having only one main water meter versus individual meters. It was the consensus of those present that having individual meters will aid in determining where any water leaks are taking place.

7. No new business.

8. Members Open Discussion:

8.1 Jim Peeples requested a copy of VACNCA's master insurance policy with reference to his unit for his bank.

8.2 Jo Anne Wyatt requested additional house numbers on the side of her garage.

8.3 A blue car with AMD on the license plate was seen doing excessive speed.

9. The next meeting date is December 1, 2016 at 10:00 A.M. After adjournment, there will be a brief recess before the Budget Ratification meeting begins at 11:15 A.M..

10. The meeting adjourned at 11:18 A.M.

Respectfully submitted: Rhonda McMartin, Secretary