

Minutes of Meeting
VACNCA Board of Directors
10:00 A.M.; December 1, 2016

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

Welcome Members: Pete & Cindy Asprey, Dale French, Barb Green, Lynn Kirlin, Michael McGowan, Rosalee Nast, Cheryl Scheele, Al Shaw, Sid Wanne, Joe and Barbara Willis, and Jo Anne Wyatt

1. Call to Order: 9:58 A.M.

2. The minutes from November 10, 2016 were corrected as follow:

In 6.1, the following italicized sentences are to be omitted from the records:

“In the future any repairs to be made will be disclosed in advance and agreement reached before Festival Square incurs shared costs....A commitment was made to keep each Association informed of the names of the principals who will meet on the first Tuesday of August concerning these shared matters of concern or earlier as the need may arise.”

These sentences are hereby replaced with: “It was agreed that two Board members representing Festival Square and VACNCA will meet the 1st Tuesday of August of every year at which time the representatives of Festival Square will present concerns for boulevard maintenance in order that VACNCA’s budget projections may reflect the shared costs. Meetings of Board representatives may be held earlier as the need arises. The exercise of shared responsibility in any bidding process was not discussed at that meeting.”

There were no further objections to amending the November Minutes and it was so ordered.

3. Treasurer’s Report: Copies of the Treasurer’s disclosure is forthcoming.

3.1 Bills are paid to date.

3.2 General Fund Balance: \$28,879.47

3.3 Reserve Fund Balance: \$213,822.77

4. Maintenance Report:

4.1 Gutters have been cleaned on 20 houses. Work on remaining 40 homes will begin again in January 2017.

4.2 Water leak was discovered and repaired on Units 1256/1258.

4.3 Unit 1246 had vent screens with holes which has been corrected and the garage treated for rats. Unit 1230’s vent screen have been checked but no holes found.

5. Presidents commentary:

Michael spoke with Festival Square's HOA President on November 29, 2016. Festival Square wants to obtain a survey and for us to share in the cost because they believe it is to our interest as well as theirs. They have costs for tree trimming that will be based on the outcome of the survey. They are working on the cost for sidewalk repairs and that a tree might have to be removed in the process. Festival Square would like us to reopen up the emergency exit between 1254 and 1256 as soon as possible. Is it time we seek legal representation? Do we share in the cost of the Survey? There was a motion made to contact Hugh Lewis to represent us and it was seconded and after discussion, carried.

5.1 Correction in a typo for the Annual Meeting. The correct date is January 19, 2017 at 11:00 a.m.

5.2 Parking issues at hand are the need to define "permanent parking" and do we change our Rules & Regulations to limit the number of parking spaces each Unit is allowed.

5.3 Beverly read the names of the nominees for the upcoming 2 year term and two 3 year open terms on the Board. The nominees are Rhonda McMartin, Cheryl Scheele and Jo Anne Wyatt.

6. New Business

6.1 The Secretary requested to amend a copy of the Clubhouse Minutes so as to not disclose the General Fund and Reserve Fund balances for privacy sake. The consensus was that this is a non issue.

7. Members Open Discussion:

7.1 There were concerns about cars being parked in the street. The Board is addressing these concerns.

7.2 Clarification about Absentee Ballots was expressed as well as how voting will be handled at the Annual Meeting. Michael explained that there will be a roll call and ballots given out. Absentee ballots will be sent to Community members who are known to be gone.

8. The next meeting date is January 19, 2016 at 9:30 A.M. After adjournment, there will be a brief recess before the Annual Meeting begins at 11:00 A.M..

9. The meeting adjourned at 10:50 A.M.

Respectfully submitted: Rhonda McMartin, Secretary

Please note: The Budget Ratification Meeting began at 11:15 A.M. and was concluded at 11:50 A.M. After going over the 2017 Budget and with discussion following the Budget was ratified.

