

Minutes of Meeting
VACNCA Board of Directors
9:30 A.M., January 19, 2017

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

Welcome Members: Pete & Cindy Asprey, Jim Cook, Ray Ramsay, Isabel Samuelson, Cheryl Scheele, and Jo Anne Wyatt.

1. Call to Order: 9:35 A.M.
 - 1.1 Board member Larry Green excused.
2. The minutes from December 1, 2016, were approved.
3. Treasurer's Report
 - 3.1 All 60 assessment checks were for the correct, increased dues amount. Earl expressed his appreciation for everyone doing their part to make his job easier.
 - 3.2 All bills are paid to date and we are on budget.
 - 3.3 It is consistent to start each new year with \$9,000.00 in the checking account of which \$5,000 is our Contingency Fund and \$4,000.00 is a carry over. As 2017 begins, we have an additional \$500.00 that needs to be moved to the Reserve Fund. It was moved and seconded to transfer \$500.00 from the Checking Account to the Reserve Fund.
4. Building and Grounds's Report - Submitted in advance by Larry Green
 - 4.1 Unit 1238 sliding door replacement and two pathway light fixtures replaced
 - 4.2 Listing of all the repairs done in 2016
 - 4.3 Concerns were express regarding the delay in tree removal near Unit 1202 since there is already visible curb and street damage.
 - 4.4 Rosalie Nast requests permission to use the Club House for students from 4:00 - 7:00 on January 20, 2017 and also on February 27, 2017. Permission was given for one time use in 2015. In the August 4, 2016 meeting, permission was granted for two days, one in October and one in November. It was the consensus of the Board that due to the time crunch, permission will only be given for the meeting to be held tomorrow, January 20, 2017 but not for the February 27, 2017 meeting.
 - 4.5 An anonymous letter was presented about dogs running loose and defecating in yards. Unsigned letters are not given the weight of importance as signed letters. Members are encouraged to speak up to the owners of the loose animals.
5. Old Business - Vice President presided for the duration of the meeting.
 - 5.1 An attorney to represent our interests is needed. A bid was obtained from David Cottingham.
 - 5.2 Our relationship with Festival Square Association was discussed. A joint meeting is scheduled for August 8, 2017, in advance of VACNCA's final budgeting process.
 - 5.3 The changing times with self management condominium associations versus professional management was discussed. The issue at hand is there are not enough people willing to volunteer in order to continue in self management. If VACNCA becomes professionally managed, the monthly assessment fees will be increased After ten years, Larry Green is stepping down from being in charge of the maintenance needs

we have in an ongoing basis. We either volunteer to help run our Association or we pay for someone else to do it for us.

5.4 It is recommended that we work to gain access to the Board of the Cordata Business Park Association so that we have a say in the decisions being made that concern us. As of January 2017, we are now responsible for the tree trimming of branches overhanging the sidewalks along Stuart and June Roads. The Bellingham Municipal Code requires a permit and to be out of compliance is cost prohibitive.

6. New Business

6.1 Discussion took place of our shared responsibility for de-icing efforts for the entry road off of Stuart Road, it was moved, seconded and carried that when we are billed for the de-icer used by Festival Square, then our Treasurer is authorized to pay our half of the costs involved, i.e., limited to de-icer.

6.2 A motion was made to accept Mike Oronoto's resignation as President of VACNCA at the close of the Annual Meeting being held at 11:00 A.M. on January 19, 2017. The Board is appreciative of the work Mike has done and his ability to be on top of things. It was seconded and carried with one abstention.

7. Members Open Discussion

7.1 Discussion of recent ice/snow and problems for an aging population resulted in members being encouraged to carry de-icer and/or kitty litter in their cars. Also to contribute when they can to spreading the de-icer left outside the front door around the Club House entrance and parking spaces closest to the door. The de-icer is expensive and the Board felt that this is not an expense we can spend to de-ice the street. The consensus of most people is that they stay home when there is ice.

7.2 Concern from an informed member was expressed as to our aging units and therefore increasing maintenance costs. The need for more volunteers is critical or else our dues go up to cover the costs of being professionally managed.

8. Next Meeting Date: Thursday, February 9, 2017 at 10:00 A.M.

9. The meeting adjourned at 10:25 A.M.

Respectfully submitted: Rhonda McMartin, Secretary