

Minutes of Meeting
VACNCA Board of Directors
10:00 A.M., February 9, 2017

Present: Beverly Brownrigg, President, Jo Anne Wyatt, Vice President, Earl Sheneman, Treasurer, Larry Green, Building & Grounds, Rhonda McMartin, Secretary and Cheryl Scheele, Director.

Welcome Members: Pete Asprey.

1. Call to Order: 10:00 A.M.
 - 1.1 Board member Rhea Ramsay excused.
2. The minutes from January 19, 2017, were amended with Cheryl Scheele making a motion to correct the minutes regarding “the swamp” which is not a swamp but rather an area that gets excess irrigation water . It was seconded and passed unanimously.
3. Treasurer’s Report given by Earl Sheneman:
 - 3.1 All bills are paid to date.
 - 3.2 As of the end of January 2017 the General Fund balance is: \$45,582.63.
As of the end of January 2017 the Reserve Fund balance is: \$222,751.07.
 - 3.4 Mike Oronoto, former President of VACNCA has been removed as a signer on our account at WECU.
 - 3.5 In order to be as timely as possible, it is agreed that Rhea can be utilized as a second signer when Beverly is not available.
 - 3.6 Earl shared the new Reserve Study Report. After much discussion it was agreed that determining the Reserve funding would benefit from a Committee’s study and input.
4. Building and Grounds’s Report given by Larry Green.
 - 4.1 Six trees have been removed and stumps ground out on 3 Oaks and 3 Sweet Gums.
 - 4.2 Garage door opener replaced on Unit 1266 and parts ordered for additional units.
 - 4.3 Gutter cleaning is almost completed with a few more to be done weather permitting.
 - 4.4 Unit 1202’s curbs were checked and is not expected to worsen. Our Landscaper will be instructed to grind out the fig tree stump that keeps sprouting.
5. President’s Comments
 - 5.1 Two letters received and copies distributed to other Board members.
6. Old Business:
 - 6.1 Rhonda McMartin will serve a three year term, Jo Anne Wyatt will serve a three year term and Cheryl Scheele will serve a two year term.
 - 6.2 Jo Anne Wyatt made a motion that the Resale Certificate amount is raised to \$265.00 which is paid by the Seller. It was seconded and made effective immediately.
The Motion passed unanimously.
 - 6.3 A questionnaire will be sent to all members asking for suggestions for committees, individual member’s areas of expertise and what improvements they see as needed.
 - 6.4 A Computer Committee is needed and help in getting VACNCA’s record keeping consistent and accessible.

6.5 A Committee is needed to investigate how water leaks can be determined as quickly as possible instead of after the fact via a higher water billing. It was suggested that Snowbirds have a checklist for the things they can do before they leave, like shutting off their water.

6.6 Clarification was made as to the painting of front & rear doors. If painting is needed, the Association will handle it as determined by the Building & Grounds person. If

an

approved color change is desired, then it is up to the Owner to handle the painting.

6.7 The Crab Apple tree at 1202 is scheduled for removal in 2020. Even though there is curbstone damage, it is not expected to worsen and can wait until the schedule for curb maintenance is implemented.

7. New Business:

7.1 A letter was received requesting snow removal. Jo Anne Wyatt initiated and then retracted a motion so that this matter could be categorized as under discussion. The question of snow removal will be in the Questionnaire about Committees and Interests as to whether VACNAC Owners want to pay for snow removal.

7.2 Our shared roadway and sidewalks being maintained by Festival Square was discussed. Rhonda McMartin made a motion that the road/sidewalk maintenance in relation to snow removal be paid when the Treasurer receives an itemized bill. It was seconded and carried.

7.3 A question was asked concerning our policy on rentals in perpetuity. It was decided that an individual or committee is needed to research and make recommendations to the Board.

7.4 A question was asked as to the status of VACNCA's compliance with the 90% voting on rental caps per a Real Estate Ruling in 2014. According to our Attorney, we have met conditions required in order to be in compliance.

7.5 A request was made that Vendors notify Owners before accessing roofs.

7.6 Clarification was requested as to plants and maintenance. VACNCA's policy is that if you plant it, you maintain it. However once it is in the ground, it is VACNCA's discretion as to if it remains. Owners are encouraged to use pots to avoid issues.

7.7 Questions as to who owns a car that has been sitting at the Club House for a week were addressed. Beverly Brownrigg will find out who owns the car.

8. Member's Open Discussion:

8.1 Pete Asprey made commentary that was much appreciated by the Board.

9. Next meeting date: March 9, 2017, at 10:00 A.M. at the Club House.

10. The meeting adjourned at 12:00 P.M.

Respectfully Submitted: Rhonda McMartin, Secretary

Approved: _____