

Village at Cordata, Northside, Condominium Association
Meeting of Board of Directors
April 12, 2018 at 10:00 A.M. VACNCA Club House

Present: Beverly Brownrigg, President, Earl Sheneman, Treasurer, Larry Pollett, Buildings & Grounds, Rhonda McMartin, Secretary, Lynn Kirlin, Director. JoAnne Wyatt, Vice President and Cheryl Scheele, Landscaping Director were excused.

1. Call to Order: 10:00 A.M.
2. Larry moved that the March 8, 2018 Minutes be approved as written and Lynn seconded. The motion carried unanimously.
3. Treasurer's Report: (Earl Sheneman)
 - 3.1 All bills are paid to date and all assessment checks are accounted for.
 - 3.2 The WECU bank statements are late again, due to a change in vendor.
 - 3.3 Documentation for the Annual Audit has been done and sent to the Auditor.
 - 3.4 Safe Deposit Box rental rates have been obtained. Decision on box rental and what should be kept in the box is still to be determined.
4. Buildings & Grounds (Larry Pollett)
 - 4.1 Units 1207, 1265 and 1232 have new garage doors installed
Units 1207 and 1265 garage doors have been painted, and 1232 will be.
Units 1232, 5081, 1230, 1234, and 1236 homes are on schedule to be painted.
Unit 1265 home has been painted. A walk through by both Larrys resulted in the recommendation that 8 residences need to be painted. It was decided to paint 6 and wait until Fall and make a decision then on whether to complete the remaining 2 in 2018 or to paint them in 2019; the final determination based on how well we are doing on the Budget.
 - 4.2 Larry and Larry did a walk through and have determined 14 windows need replacement. Owners will be contacted for scheduling with Country Glass.
5. Landscaping (Cheryl Scheele) In Cheryl's absence, Larry Pollett gave the report.
 - 5.1 The Committee has tagged trees for removal; some replacements will be with dogwoods.
 - 5.2 The Committee clarified that family members are welcome to help Residents but any plants must be approved by the Board.
 - 5.3 Sign up sheet soon for power washing of decks. This is at owner's expense.
 - 5.4 Custom Landscaping will provide an estimate to apply bark. The crew will be here on Mondays and Tuesdays and part of Wednesdays.
6. President (Bev Brownrigg)
 - 6.1 Approval for Low E window replacement was given Unit 1209 at owner's expense.
 - 6.2 Cordata Neighbourhood meetings on 2nd Tuesday night of each month at 7:00 p.m.

held at Birchwood Church. David Dahl, Kelli Linville and others have been speakers. VACNCA residents are invited to attend. Letter of invitation will be posted in Club House.

7. Old Business:

- 7.1 In JoAnne's absence, Earl reported for the Rules & Regs Committee. He and JoAnne met with the Attorney on 4/5/18. Our attorney has clarified the Amendments to Articles 9, 10 and 11 of our Declarations as to what is valid and what is not valid. He has prepared a document that will be very helpful to us in this regard. It is non-binding and unofficial and will be used for our reference purposes.
- 7.2 ByLaws: There will be minor changes. The amount on Resale Certificate charge will be Board determined. We will begin to charge Mortgage Lenders for the provision of information. Committees will only require one Board member instead of 2 and their decisions can be appealed by any resident. To amend the ByLaws will require a 51% majority, i.e., 31 Units approval will be needed. Amendment changes have to be filed with the County.
- 7.3 The Rules & Regulations document has minor changes and a new section on Rental policies. To amend the Rules & Regulations only requires a majority of the Board for approval. Earl asked that Board members review the emailed documents before the next month's meeting so that a vote can be taken at that time.
- 7.4 Lynn reported that WiFi will eventually be installed in the Club House. Meantime a Comcast representative has requested to meet with us.

8. New Business and Members Open Discussion:

- 8.1 Barb Green has a new person cleaning the Club House and is pleased with the work done.
- 8.2 A concern was given about the window washing schedule being too early in the Spring and Bev will discuss this with Constance Collier about a May & October future scheduling.
- 8.3 CAI Class on Board Development is going to be in Bellingham, May 19th from 7:30 - 4:30. This educational opportunity is available with expenses paid by VACNCA for 2 resident's to attend. Earl is handling the sign ups and would like to take advantage of the early bird discount by turning in the paperwork within the next 5 days. Residents are welcome and encouraged to attend.

9. Next Meeting Date: May 10, 2018 at 10:00 A.M.

10. The meeting adjourned at 10:41 A.M.

Respectfully submitted by: Rhonda McMartin, Secretary

Approved: _____

