

Village at Cordata, Northside, Condominium Association

Meeting of Board of Directors

June 14, 2018 at 10:00 A.M. VACNCA Club House

APPROVED Minutes

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

1. Call to Order: 10:00 A.M.
2. Larry P moved that the May 10, 2018 Minutes be approved. In the discussion that followed, he expressed concern that the recent survey on earthquake insurance was not a Board approved survey. He was reminded that it was not intended to be Board approved, and that an erroneous signature line during distribution made it appear that way to some. Unbeknownst to him, the survey came about after the CAI Workshop and was edited prior to distribution by the President, who made it clear it was not a Board approved survey, but should be distributed to gather residents views. Lynn K seconded the motion for approval and the Minutes were approved as written.
3. Treasurer's Report: (Earl S)
 - 3.1. Earl S referred to the General Fund and Reserve Fund figures. 2017 Audit is in progress and Earl doesn't know the time frame for completion.
 - 3.2. VACNCA's attorney requested that communications with him be limited to one or two contact people. This came about because a Board member contacted him for advice at their own expense. In spite of that contact, no advice was given to the individual. However an opinion on the matter at hand, was given to the President.
 - 3.3. Earl presented a synopsis of what promotes good Board communications. At the end of his comments, the Board authorized the two requested Attorney contacts as the President &/or the Treasurer for any future calls to VACNCA's attorney. Emails to owners can be done by anyone as long as they are clearly designated as a personal email versus Board directed.
4. Buildings & Grounds (Larry P)
 - 4.1. Unit 1230 has been painted and dry rot is being addressed with paint following. Unit 1207 has gutter and fascia board repairs needed and will be addressed soon. (The owner is going to request permission to install a Sun Setter Awning in a neutral color.) Unit 1226 owners are requesting to install a round hand rail for better grip.
 - 4.2. Information is now available for those owners who wish to install motion lights. The path lights will be checked for they are back on in places and some are blinking. Contact Larry for more information.
 - 4.3. Account 806 will cover dry rot discovered on two Units.
5. Landscaping (Cheryl S)
 - 5.1. A tree removal service is being sought for trees larger than Custom Cut wants to deal with.
 - 5.2. There was much discussion as to the island landscaping and there is concern about the dirt brought in; it has horsetails growing in it. A suggestion was made that VACNCA can save money by going to a more desert kind of landscaping in the future.
6. President (Bev Brownrigg)
 - 6.1. A letter was read from a concerned owner who prefers our current paint colors and requesting we keep the colors as they are now.
7. Old Business & Committee Reports
 - 7.1. Special Meeting to be held on June 30, 2018, 1:00 at the Club House to vote on the Bylaws.
 - 7.2. Rules & Regs reported that the work is done and will be voted upon at the next Board meeting. Only one change has been made in that dogs will be limited to 40 pounds.

- 7.3. Paint Committee suggests owners be allowed to choose between two shades of their current color. The darker color is recommended due to it will last longer. The Paint Committee will consist of Larry P, JoAnne W, Marie Bishop, Rhea Ramsay and Minnie Pollett. The Committee is looking for competitive bids for next year's painting schedule.
- 7.4. IT Committee is waiting until the new owners are here before sending out an update listing. Pete Asprey has reorganized the system so that future emails will be clearly stated as Board sponsored alerts versus personal emails for neighbor to neighbor. If anyone feels they are getting too many emails, please let Pete A know. .
8. New Business and Members Open Discussion
- 8.1. Comcast representative was here three weeks ago and agreed to put WIFI in the Club House.
- 8.2. The Board was petitioned to drop Comcast from our Association dues since the cost is similar for basic cable whether VACNCA pays it out of each Unit's monthly assessment or the Unit owner pays for it on their own. By dropping it from the dues, 1) it is more equitable for all owners in getting to choose who they want to do their business with. 2) Those who wish to continue Comcast can obtain lower costs through bundling services that they are not now getting. We have at least 6 owners who are not using Comcast but are forced to pay for it in their monthly assessments. The petition included a request for owners to be surveyed so that the Board can then know what our community wants. The Board authorized Pete Asprey to submit to the Board a clear and simple survey to be sent to owners for their input. Meantime, it was suggested that Comcast be petitioned to lower their rates since by having the Association's business, there should be some advantage for the owners who are using Comcast. Earl pointed out that when our contract with Comcast was renewed and signed in 2015, residents were saving over \$25 per month by VACNCA paying for basic cable. He feels it is still true but will check again with Comcast and report back to the Board. Rhonda added that regardless of any discounts, it is not a service that benefits every owner and the owners who use other companies are being charged for services they are not using. Several owners had checked Comcast rates and had received differing information.
9. The meeting adjourned at 11:40 A.M.
10. Next Meeting Date: July 12, 2018 at 10:00 A.M.

Respectfully submitted by: Rhonda McMartin, Secretary Approved:_____