

Village at Cordata, Northside, Condominium Association  
Meeting of Board of Directors  
July 12, 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: 10:02 A.M.
2. Larry moved that the June 14, 2018 Minutes be corrected with the removal of 7.5 and 8.3. He made a motion to approve the Minutes with these changes and new Minutes to be distributed to the Owners and Pete Asprey volunteered to distribute them. After much discussion of the Board's need to ascertain the wishes of the Association with a Board sponsored and approved survey, Cheryl seconded and the motion was approved by the majority of the Board, 5 members for the corrections and 2 members against.
3. The Minutes of the Special Bylaws Meeting were MSC with Earl making the motion and Larry seconding.
4. Treasurer's Report: (Earl Sheneman)
  - 4.1. All bills are paid to date and only one assessment payment is outstanding.
  - 4.2. General Fund Balance \$40,047.50.
  - 4.3. Reserve Fund Balance \$231,952.94.
  - 4.4. Earl explained the benefits of a 2 member versus 3 member Membership with CAI.
    - 4.4.1. The Board instructed him to renew with the 2 member rate instead of the 3 member rate.
  - 4.5. The 2017 Audit has been completed and the hard copy should be in the Club House soon.
  - 4.6. Earl checked into the Comcast contract and found that we are half way through our 5 year contract and with a discount in which Owners receive a \$28 - \$30 savings per month via the Association versus being with Comcast as individuals. The Board will not be doing a Comcast survey at this time.
5. Buildings & Grounds (Larry Pollett)
  - 5.1. Unit 1230's dry rot has been repaired and painted.
  - 5.2. Unit 1232 has been painted. Unit 1207's fascia board has been repaired and new gutters installed. There are Units that will have window replacements in late July or August.
  - 5.3. Unit 5081 is scheduled to be painted and that will finish this year's planned Unit paintings.
  - 5.4. The asphalt/seal coating bids were \$9,000.00 over the budget so it was decided to wait until next year and budget more money for this repair.
  - 5.5. New bids are being sought for next year's painting jobs.
6. Landscaping (Cheryl Scheele)
  - 6.1. All requests for landscaping issues have been given to Don. A different meeting is needed in order to work out better communication therefore and to determine which plantings belong to the Association and which ones belong to the Owner and becomes their responsibility.
  - 6.2. Weed killer has been applied in the island, tree guards are on order & additional shrubbery.
  - 6.3. Tree removal for 2 trees that Don does not want to handle will be delayed until next year.
7. Old Business & Committee Reports:
  - 7.1. After much discussion on the proposal to add earthquake/flood insurance, it was decided to not address the issue until a new survey can be distributed and further discussions amongst the Board members. Larry was asked to contact the Public Works Dept for answers as to the City versus the Association's responsibilities for pipes. Earl asked that the research and survey be conducted prior to September when the Budget Committee will be meeting to determine next years expenditures. JoAnn made a motion that the earthquake/flood issue be tabled until more information is obtained. The motion was seconded by Lynn and it passed unanimously.

VACNCA Board of Directors Authorized Transmission

- 7.2. Earl made a motion that the Board adopt the amended and restated Rules & Regulations and Cheryl seconded. The motion passed and Bev thanked the Committee for their work.
- 7.3. JoAnn made a motion that the charge for Resale Certificates be set at \$225.00 and Earl seconded and the motion passed.
- 7.4. Larry made a motion that the charge for Lender Questionnaires be set at \$150.00 and Lynn seconded the motion and it passed.
8. New Business and Members Open Discussion
  - 8.1. Bev announced that there are two upcoming changes on the Board. Rhonda is resigning effective 7/14/18. And Earl is not running again after his term ends in January 2019. She thanked both for their service.
  - 8.2. Rhea Ramsay volunteered to become the Board Secretary for the remainder of the year. Larry made a motion that she fill the vacated position and JoAnn seconded and the motion passed.
  - 8.3. Cherie Thomas thanked Larry Pollett for the repairs done on her Unit.
  - 8.4. Pete cautioned about disparaging the recent survey for it met the criteria required.
  - 8.5. Cherie spoke of the need for anonymity in surveys for she had friends on both sides of the issue and she feels that confidentiality is important so that friendships can be maintained. Rhonda added that only she knew the recent survey Unit owner's responses and that it had been kept confidential until today with the turning over the results to the President, Bev Brownrigg.
9. The meeting adjourned at 11:21 A.M. with Cheryl making the motion and Lynn seconding and it passed.
10. Next Meeting Date: August 9, 2018 at 10:00 A.M.

Respectfully submitted by: Rhonda McMartin, Secretary Approved:\_\_\_\_\_