

Village at Cordata, Northside, Condominium Association

Meeting of the Board of Directors

Thursday, June 16, 2022 at 10:00 AM, via Internet Zoom

Minutes

Board Members Present: Cherie Thomas, President; JoAnne Wyatt, Vice President; Rupert Ayton, Treasurer; Patty Liggett, Secretary; Linda Sheeks, Architectural Manager; Lynn Kirlin, Member; Beverly Brownrigg, Member
Members Attending: Pete Asprey, Larry Green, Judy Hultgren, Sheila Johansen, Jody McBee, John McBee, Nettie Post, Stephanie Sarver, Cheryl Scheele, Earl Sheneman, Eunice Smith, Jim Tragesser
Property Manager Attending: Rachel Long

1. **Call to Order:** 10:00AM by Cherie Thomas.

2. **Roll Call:** All board members and Rachel Long were present.

3. **Members Open Forum:**

3.1. No open forum discussion.

4. **Minutes Approved**

4.1. Rupert Ayton moved to approve the Board of Directors Minutes from May 19, 2022, as published. Motion seconded and approved.

5. **Treasurer's Report (Rupert Ayton)**

5.1. Thanks to David Long for his comments accompanying this month's financials.

5.2. The missing check for \$706.55 is the result of a lost email from April 25th. Emailing is not foolproof and the original email was located and sent again to Access.

5.3. Our financial reporting is moving to more of what is termed a Generally Accepted Accounting Principles basis, which gives us a more accurate financial picture of our assets and liabilities each month-end and comes closer to what the annual audit reports.

5.4. Regarding the CDs and Edward Jones account, Rupert appreciates David's concern, and like him, Rupert is not a big fan of Edward Jones and does not see the value in changing at this time. Our current simple interest rate is now approximately 2.89%. We are not earning a negative return on any CD, and money market interest rates the past two years have been non-existent. Fees are deducted at the time of purchase as the difference between the amount Edward Jones pays to buy the investment and the amount Edward Jones sells the investment to VACNCA for.

5.5. Rupert reviewed the files from Access and did not have any expenditure issues to report.

5.6. As of 5/31/22, 3 members were behind in dues payments.

5.7. Insurance has been renewed this month for \$26,931.00 and we are still within budget.

5.8. Reserve Study update will begin this month.

5.9. Operating Fund Financial Report

5.9.1. Balance Sheet at 5/31/22

- Total assets of \$69,014.33
- Liabilities of \$31,038.11
- Operating Fund Surplus of \$37,976.22

5.9.2. Revenue and Expense 5 months ended 5/31/22

- Revenues of \$112,467.75
- Expenses of \$113,008.83
- Operating net deficit of \$541.08

5.10. Reserve Fund Financial Report

5.10.1. Balance Sheet at 5/31/22

- Total assets and total reserve of \$300,810.78

5.10.2. Revenue and Expense 5 months ended 5/31/22

- Revenues of \$28,606.66
- Expenses of \$13,117.22
- Reserve net surplus of \$15,489.44

6. Property Managers Report (Rachel Long)

- 6.1. Work order requests are running smoothly. Building supplies and future glass orders are still backing up due to the slow down in the supply chain.
- 6.2. Work orders for exterior lightbulb replacements are being routed to Ron Roberts, unit #1200. Thanks to Ron for handling exterior light bulb replacement.
- 6.3. Rachel will provide The Board with the bid from Environmental Pest Control for rodent control of the homes and clubhouse.

7. Committee Reports

- 7.1. Architectural (Linda Sheeks)
 - 7.1.1. Doug has received the windows that were ordered for this year. He will notify us when installation will begin.
 - 7.1.2. We are awaiting bid(s) on the cost of leaf gutter guards.
 - 7.1.3. After they're painted, 6 homes will receive new gutters.
 - 7.1.4. House painting is scheduled to begin this coming week. Units #1220, 1222, 1252, 1254, 1261, and 5077 will be painted. Repairs to siding, trim, and fascia boards will be completed on those homes before they are painted.
- 7.2. Landscape (Stephanie Sarver)
 - 7.2.1. The committee continues to survey the area for dead and dying plants and water drainage issue areas. When the survey is finalized, the committee will present the findings to the board.
- 7.3. IT (Pete Asprey)
 - 7.3.1. Zoom Meeting Setup & Management
 - 7.3.2. Publish/Distribute Minutes
 - 7.3.3. Calendar Management
 - 7.3.4. Mail is In fixed after Google Changes
- 7.4. Safety
 - 7.4.1. No report was submitted.
- 7.5. Social (Beverly Brownrigg)
 - 7.5.1. We recently enjoyed an afternoon coffee & tea event, as well as an evening of bingo. Please contact Beverly if you have an idea for, or want to schedule an event for the members.
- 7.6. Rules and Regulations (Cherie Thomas)
 - 7.6.1. Cherie Thomas stated that the committee has met, and will be working toward updating the rules and regulations, focusing specifically on landscaping and solar. If members have any suggestions about updating rules & regs, please contact Cherie.

8. Unfinished Business

- 8.1. Solar Panels (Rupert Ayton)
 - 8.1.1. Rupert reviewed the updated guidelines for solar panels on unit rooftops. Following a discussion, it was determined that the guidelines should be reviewed by VACNCA's attorney, with the possibility of including them with updated rules and regulations.
- 8.2. Pathways update (Cherie Thomas)
 - 8.2.1. Progress has been slow. The crew is still working on the pathway behind the clubhouse.

9. New Business

- 9.1. Crawl Space Inspections (Cherie Thomas)
 - 9.1.1. This was covered during the Property Manager's Report.
- 9.2. Estate sale for Dale Harvey, Unit 1205 (Cherie Thomas)
 - 9.2.1. The request is for an estate sale on June 17 & 18, with hours to be extended to 4PM. A parking attendant will be provided.
 - 9.2.2. Lynn Kirlin moved to permit the estate sale at unit #1205 on June 17 & 18 be allowed to go from 10AM until 4PM. Motion was seconded and approved.

- 9.3. Louann & Paul Chapman, Unit #5069: request for Board approval for a new deck (Cherie Thomas)
 - 9.3.1. The request states that the deck will be the same size as the patio, and conform with the style and color of existing decks.
 - 9.3.2. Beverly Brownrigg moved to allow the owners of unit #5069 to build the deck. Motion was seconded and approved.
- 9.4. Other new business
 - 9.4.1. JoAnne Wyatt reported that Michael Onorato was recently involved in a car accident and that he is very thankful for all the concern and helping hands from everyone, and that it really does “take a village “.
 - 9.4.2. JoAnne is also interested to know if any of our community members would like to volunteer to help a neighbor in need by grocery shopping, running errands, etc. If you would be able to volunteer, please get in touch with JoAnne.

10. Announcements

- 10.1. Welcome New Members
 - 10.1.1. Paul and Louann Chapman are in unit #5069.
 - 10.1.2. Lisa Morton and Melody Sloan are in unit #1209.
 - 10.1.3. John Herseth is in unit #1223.
 - 10.1.4. Christie and Klaus Schoebel are in unit #1226.
- 10.2. Monday’s Brown Bag Lunch on the Patio (Cherie Thomas)
 - 10.2.1. Bring your lunch and join other members on the patio for a little social time on Mondays, at noon.
- 10.3. Clubhouse Patio Furniture (Cherie Thomas)
 - 10.3.1. It’s a great area to enjoy. Thanks to Vail Hartley and Jim Tragesser for refinishing the wooden benches and tables. Thanks to Nancy Barnhart for donating a table, umbrella, and chairs.
- 10.4. Clubhouse patio reservations (Cherie Thomas)
 - 10.4.1. Members may reserve the patio area by notifying Pete Asprey.
- 10.5. Next board meeting: July 21, 2022

11. Adjourn

- 11.1. Rupert Ayton moved to adjourn the meeting. Motion seconded and approved.
- 11.2. Meeting adjourned at 11:28AM by Cherie Thomas.

Submitted: Patty Liggett, Secretary