

**Village at Cordata Northside Condominium Association**  
**Thursday, February 15, 2024 at 10:00 AM, via Internet ZOOM**  
**Minutes of the Board of Directors** *(Corrected 3.21.24\*)*

**Board Members Present:** Cherie Thomas, President; Jody McBee, Vice President; Rupert Ayton, Treasurer; Vale Hartley, Secretary; Linda Sheeks, Architectural Manager; JoAnne Wyatt, Member; and Charlotte Martin, Member.

**Residents Attending:** VACNCA IT (Host, Pete Asprey), Beverly Brownrigg, Bill Donahue, Sylvia Hampson, Judy Hultgren, Patty Liggett, Carla Martin, Michael McGowan, Rhea Ramsay, Ron Roberts, Stephanie Sarver, Cheryl Scheele, Jim Tragesser and Barb Willis.

**Property Manager Attending:** Rachel Long

1. Call to order: 10:02 AM by Cherie Thomas
2. Roll Call: by Secretary Vale Hartley. All board members present.
3. Members Open Forum: Various commendations for the Donahues for hosting the recent Mardis Gras dinner (and others for contributing, too). Cherie Thomas mentioned the difficulty that arose when assisting a resident with mobility issues, who had been left unattended by a family member. Bill Donahue mentioned that his security camera had recently recorded someone walking the back trail in the middle of the night. Further investigation showed that this was likely a police officer working on a case. Cherie recommended that people whose units abut the back trail get Ring-type security cameras.
4. Approval of Board of Directors Meeting Minutes from January 18, 2024: Jody McBee moved to approve the minutes; the motion was seconded by Charlotte Martin. Minutes were approved.
5. Treasurer's Report: by Rupert Ayton - Not available because he has been away.
6. Property Managers Report: by Rachel Long.  
In Unit 1224, water has been pumped out from under the unit via a sump pump. An electrician will soon install a permanent pump to deal with what appears to be a rising water table. She also reported that the recent beaver activity is being dealt with by Saratoga, the Cordata Business Park Association property management firm. A short discussion clarified that Linda Sheeks is the point of contact for maintenance issues at VACNCA. Rachel is working on finding a window washing service for us to use. Charlotte asked if residents are welcome to hire window washers privately and was told yes. (Later in the meeting Rachel and Linda agreed to work together to specify what services we want.)
7. Committee Reports:
  - 7.1 Architectural - Linda Sheeks  
Doug from Country Glass will be measuring for new windows soon. In the not-too-distant future, the painters will be preparing to pressure wash units that need painting this

season. Linda, Rupert and Jim will walk around to verify which units will be painted. Some have weathered prematurely and might need to be painted out of rotation. Six are currently scheduled for painting. We talked about front door colors and asked Cherie to make it clear in New Resident Meetings that door colors may not be changed. Doors that were not painted when the units were painted may need to be corrected, but no plan was agreed upon.

#### 7.2 IT - Pete Asprey

He has worked on Zoom setup/management/recording/reminders about board meetings. He has published the agenda and minutes (and other items) as well as implementing the new distribution process for board meeting agendas and minutes (emailing that they are available and then posting them at our website). He is preparing to publish the "one page" printed resident list. The IT committee needs a board member. Jody McBee has agreed to join and they are hoping a tech oriented person will also choose to join soon. He will get Stephanie some information about it to put in the newsletter.

#### 7.3 Landscape - Rupert Ayton

Rupert hopes to begin monthly Landscape Committee meetings on the Tuesday prior to the Board meetings, and to include Don from Custom Cut. Charlotte Martin agreed to join the committee as its board member. Other committee members include Sheila Johansen, Jim Tragesser, LouAnne Chapman, Donna Collier and Beverly Brownrigg. A discussion ensued about various locations that needs replacement plants, specific resident requests, etc. The committee will address it all at their next meeting.

#### 7.4 Safety - Donna Collier.

Donna was not present, but Cherie brought up the need for a board member to join this committee. Vale Hartley volunteered.

#### 7.5 Social - Patty Liggett and Beverly Brownrigg

Charlotte Martin will join as the board member. Patty acknowledged all of the people who assisted with the Mardis Gras dinner: the Donahues, Karen Grant, Aline Wanne, and other clean-up volunteers. She also recognized Lynn Kirlin's sons for contributing his regular "dish" of shrimp. Stephanie asked people to send her any photos they might have taken at the dinner for inclusion in the newsletter. A tea/coffee event is scheduled for February 27, 2:00 pm in the clubhouse. A potluck dinner is planned for March 15, 2024 at 5:00 pm. A schedule is posted in the clubhouse on which people can sign up to host additional afternoon socials and dinners for 2024. A few people will work on cleaning out the storage cabinets behind the clubhouse.

8. Unfinished Business - Addressed in 7.2 IT Committee, above.

9. New Business -

9.1 Moss treatment- Cherie has noticed that moss is growing on sidewalks and curbs. JoAnne suggested using baking soda on it. Rachel clarified that the landscaping service uses moss treatment in the spring on the lawn, but not on hardscape surfaces.

9.2 Talking to vendors - Cherie asked residents to refrain from engaging in conversation with vendors, since it takes them away from their work.

9.3 Security cameras - Addressed in 3 Members Open Forum, above.

9.4 Painting doors - Addressed in 7.1 Architectural Committee, above.

10. Announcements - Rupert had effusive commendation for Mike from the A Team for his great work dealing with the Unit 1224 sump pump issue. Rachel said she would pass it on to him.

11. Next Board Meeting Date: Thursday, March 21, 2024.

12. Adjournment - Rupert Ayton moved to adjourn the meeting at 11:10 am. JoAnne Wyatt seconded the motion, and it passed.

Meeting adjourned at 11:10 am by Cherie Thomas.

Minutes submitted by Vale Hartley, Board Secretary.

*(\*Items 6 and 10, Unit number corrected to 1224 from incorrect 1218.)*