

Village at Cordata Northside Condominium Association
Thursday, February 20, 2025 at 10:00 AM, via Internet ZOOM
Minutes of the Board of Directors

Board Members Present: Cherie Thomas, President; Jody McBee, Vice President; Rupert Ayton, Treasurer; and Vale Hartley, Secretary

Residents Attending: VACNCA IT Host, Pete Asprey, Bill Donahue, Karl Foslien, Trudy Foslien, Barbara Green, Sylvia Hampson, Judy Hultgren, Sheila Johansen, Patty Liggett, John McBee, Mike McGowan, Leslie McRoberts, Nettie Post, Rhea Ramsay, Stephanie Sarver, Earl Sheneman, Jim Tragesser, and Barb Willis.

Property Manager: Rachel Long

1. Call to order: 10:01 AM by Cherie Thomas. She added two new items to the agenda: 8.3 Corporate Transparency Act reporting and 9.4 Ads in the Newsletter.
2. Roll Call: by President Cherie Thomas. Linda Sheeks and Charlotte Martin were absent.
3. Members Open Forum: Cherie Thomas. Leslie McRoberts brought up the topic of security at the Clubhouse. Cherie told her it would be on the agenda for the March Board meeting.
4. Approval of Board of Directors Meeting Minutes from January 16, 2025. Rupert moved to accept the minutes; Jody seconded and the minutes were approved.
5. Treasurer's Report: Rupert Ayton
Treasurer's February 2025 Report

Treasurer's Activities Report

1. Audit update
 - a. The 2024 audit is underway and we are anticipating some correcting entries to be made to final 2024 numbers.
2. Investments update
 - a. At Edward Jones, we had 9 CDs with maturities ranging from 4 to 53 months (known as a maturity ladder) totaling \$131,000. The average rate was 3.883%. We also had \$3,217.16 in a money market account earning 0.45%.
 - b. We have \$10,000 in a Treasury Direct account with a current yield of 2.96% and accrued interest of \$1,248.
3. January transaction review
 - a. I have reviewed the invoices for January and all appear reasonable;
 - b. I have reviewed the bank reconciliations and all appear to be in order with a few minor exceptions that I have reported to David Long;
4. Member dues
 - a. As of the end of December we had one unit owing late fees and one unit in arrears.

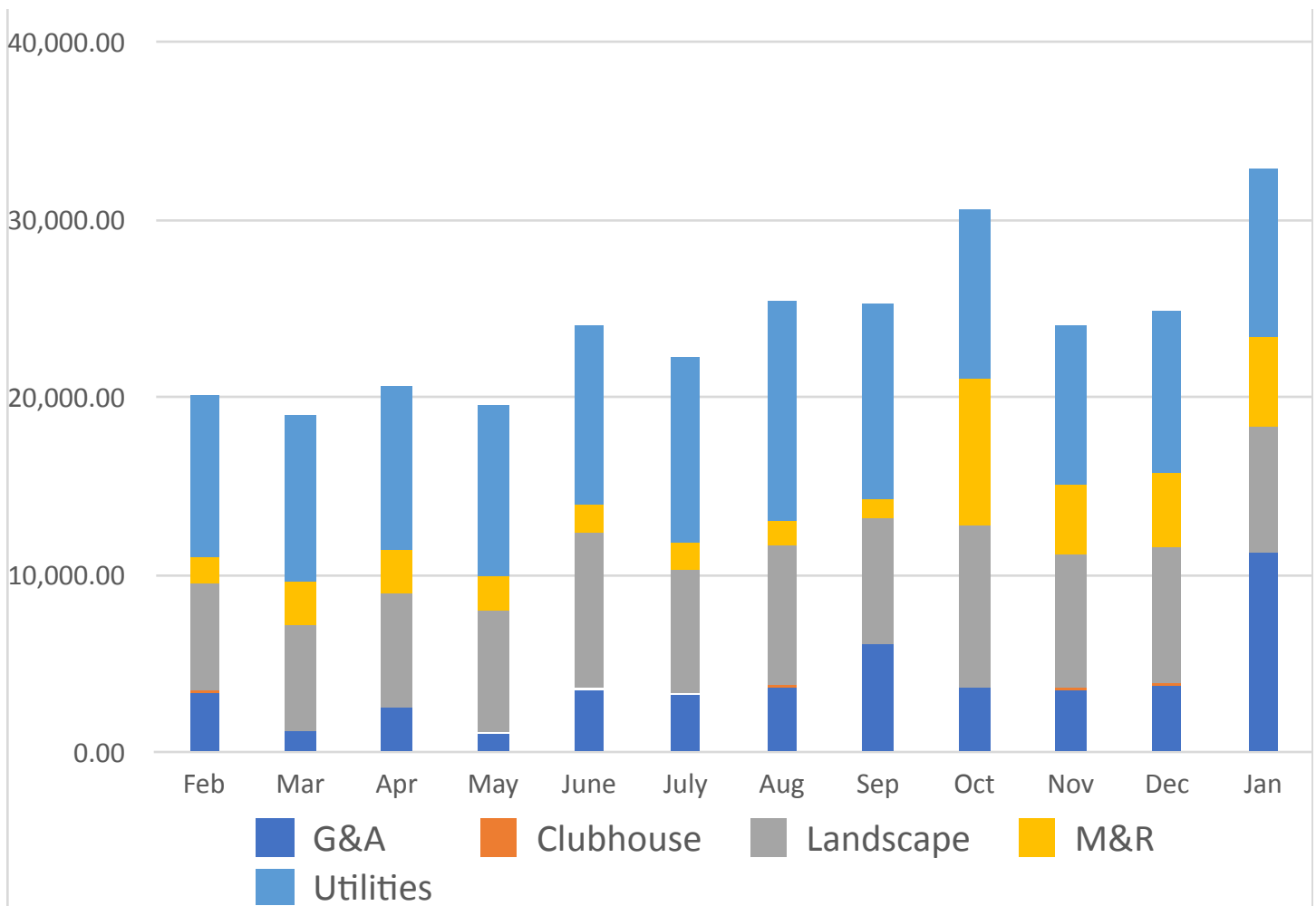
Operating Fund Financial Report

1. Balance Sheet at 1/31/25
 - a. Total assets of \$77,743.07
 - b. Liabilities of \$41,019.70
 - c. Operating Fund Surplus of \$36,723.37
2. Revenue and Expense for the 1 month ended 1/31/25
 - a. Revenues of \$26,245.00
 - b. Expenses of \$32,860.63
 - c. Operating net deficit for the year of \$<6,615.63>

Reserve Fund Financial Report

1. Balance Sheet at 1/31/25
 - a. Total assets of \$256,388.38
 - b. Total reserves of \$256,388.38
2. Revenue and Expense for the 1 month ended 1/31/25
 - a. Revenues of \$8,280.00
 - b. Expenses of \$12,474.89
 - c. Reserve net deficit for the year of \$<4,194.89>

Rupert also reported that he had received a check from Comcast/Xfinity for \$10,000 as reimbursement for the electrical repair at Unit 1198.



12-Month Operating Expense Trend

6. Property Managers Report: Rachel Long reported that four units are still paying at the old dues rate, and an additional one has not paid since November. She will send this information to Rupert. The work order list is caught up. Mike from A Team is recovering well and is back at work. Rupert said that Blythe Plumbing is coming out to clear out the drain at Unit 1224. Rachel will follow up with him.

7. Committee Reports:

7.1 Architectural - Linda Sheeks was absent. Cherie Thomas read the report Linda has submitted. Six units are being prepped for painting. The cost has gone up about \$200 per unit. The window contractors will be coming around to determine which windows need to be replaced. Gutters will be repaired as needed. Window washing will be handled privately this year. Unit owners need to contact a window washing service and schedule their own service.

7.2 IT - Pete Asprey - IT Activity Report

02 20 2025 IT Activity Report

- Zoom Setup, Management, Recording, Audio, Transcription, Posting (Jerry B)
- Publish and distribute agenda/minutes/as needed

- Web site maintenance
- Calendar maintenance, printing, posting
- System Changes:
 - Old tech "Mail-is-In" decommissioned after serious looping (150 messages to some)
 - "Mail-is-In 4.0" created with new tech
 - Offered "Mail-is-In 4.0" new tech to residents who want either TEXT and/or Email notifications. Activation only on request. So far about 10 have signed up
 - Audited Board and Resident email lists

7.3 Landscape - Rupert Ayton. Rupert did not call a Landscape Committee meeting this month. He said the Committee is investigating Creeping Thyme as a possible plant to use in the area of dead lawn in the back/central Common Area.

7.4 Social - Patty Liggett. Patty said the February 13th potluck was great. The February 25th Afternoon Tea will be cancelled due to the Olive Garden memorial luncheon in honor of Beverly Brownrigg being held on the same afternoon. She reminded everyone that card games are held in the Clubhouse on Monday and Thursday afternoons, and that Crafternoon time is on Wednesdays from 1:00 to 3:00 pm. A Mardi Gras Potluck Dinner is planned for March 11 at 5:00 pm, hosted by Connie and Bill Donahue.

8. Unfinished Business -

8.1 Comcast Reimbursement - Was addressed in the Treasurer's Report.

8.2 Drainage Problem at Unit 1224 - No new information at this time.

8.3 Corporate Transparency Act - Cherie Thomas led a brief discussion about how Board members could complete the online form required.

9. New Business - Cherie Thomas.

9.1 Appointment of Bill Donahue to vacant Board position - Jody made a motion to appoint Bill to the position vacated by JoAnne Wyatt, for a limited term, ending August 1, 2025. (Leslie McRoberts has indicated she would be willing and available to fill this position beginning in August.) Vale Hartley seconded the motion and it passed.

9.2 Sanitary Service (SSC) FoodPlus! bins/ toters - Cherie Thomas said this is the last time this item will come before the Board since it is an individual resident's responsibility. She has talked to the people at SSC and is passing along this information:

- If residents don't want to use their bins/toters, they can call SSC and have the bin/ toter picked up. They will still have to pay the monthly charge, however.
- SSC does not have a smaller food composting bin/ toter.
- If a resident qualifies for reduced property tax rates, they can get a reduced food recycling rate of \$11.64.
- Cherie will send out an email with contact information for SSC so residents can contact them if they want to.

- She also said she has sent emails to Hannah Stone, our City Council Representative, and to Sharon Shewmake, our State Senator, expressing our concerns about the topic.

Vale Hartley and Nettie Post volunteered to host an information session to help residents understand how to use their new FoodPlus! bins/ toters.

9.3 Report on Cordata Business Park Association Annual Meeting - Vale Hartley (and Jim Tragesser) attended this meeting via Zoom. She shared information regarding the difference between the Cordata Business Park Association (CBPA) and the Cordata Neighborhood Association. She also reported that the CBPA plans to install a Beaver Deceiver device this summer in an attempt to reduce the rising water level in the pond behind VACNCA and Festival Square condos. There was a Stormwater Study conducted by the CBPA in 2012 with some information about the drainage situation in our area. Their website has a link to the study: <https://www.cordatabusinessparkassociation.com/>

9.4 Ads in the newsletter - Cherie Thomas. Stephanie Sarver asked about a request she had received to publish something in the newsletter. A resident creates stained glass art pieces and sells them, with the proceeds donated to charity. We agreed not to publish such announcements in the newsletter. Posting a sign on the Clubhouse bulletin board about the items is allowed.

10. Announcements - Cherie Thomas. None.

11. Next Board Meeting Date: Thursday, March 20, 2025

12. Adjournment - Meeting adjourned by Cherie Thomas. (Time not noted.)

Minutes Submitted by Vale Hartley, Board Secretary.