

This is a “linked” table of contents. Click on the category to transfer there.

Table of Contents

Air conditioners	1
Awnings	2
Bird feeders.....	3
Club House	4
Satellite Dishes	5
DecksPatios Doors.....	6
Dogs.....	7
Dues	8
Financial	9
Fire Place	10
Garage Sales	11
Hot Tub	12
Insurance.....	13
Landscape	14
Late fees.....	15
Lighting	16
Mileage	17
Miscellaneous	18
Motion Log	19
Painting	20
Remodeling.....	21
Rentals	22
Re-sale Certification	23
Reserve Study	24
Road Curbs Side walk	25
Roofs.....	26
Rules & Regulations.....	27
Screen Doors.....	28
Social Committee	29
Special assessment.....	30
Structures	31
Wheel Chair Ramp	33
Windows	34

Air conditioners

<u>Date</u>	<u>Motion</u>
7-20-09	Request to install air conditioner at unit #1246
6-17-10	Approved the installation of air conditioners in Units #1220 and #1224.
1-20-11	Approved request to install new furnace and air conditioner at unit 1236

Awnings

<u>Date</u>	<u>Motion</u>
4-20-06	Unit Owners who so choose may engage our authorized dealer, "Walls and Windows" to install Sunsetter awnings (model: Motorized Pro or Vista (manual) in color "cream" on decks or patios, and/or Atrium exterior Sun Shades in color "Ash" on any exterior window. These purchases are to be At the owners expense.
8-20-09	Approved installation of awning at unit #5081.

Bird feeders

Date See Rules & Regulations

Cell Phone

Date Motion

10-19-06 Approved paying Larry Green \$25 per month toward the cost of his cell phone

Club House

<u>Date</u>	<u>Motion</u>
9-21-92	No commercial parties or church meetings be allowed.
6-17-04	That the recent action of the board to increase the clubhouse fee to \$20. be rescinded and no fees be charged to unit owners for the use of the club house.

Satellite DishesDateMotion

7-24-08 Accept the following installation locations **with** approval by the Board. A. On top of the patio or deck B. On a tripod in the ground next to the house C. Inside the attic D. On the fascia of the house

DecksPatios Doors

<u>Date</u>	<u>Motion</u>
12-9-91	Decks will be permitted according to a specified plan and following the recommendations of the Guidelines Committee.
3-31-92	At the owners discretion combination storm and screen doors are acceptable front and back
10-6-94	Mr. Krause could build a sliding door as long as the door conformed to those Presently in place
5-21-96	Deck railings shall be painted when units are painted to maintain beauty and consistency. Owners will be billed\$175 for this service
5-21-96	Motion lights be installed at the back of the club house for safety concerns
11-18-97	Approved to repair the sliding door in unit 1240. It has lost its seal
3-18-03	Approved building a new deck at unit 1242 using composite material.
8-1-03	Approved building a new deck at unit 1203 using composite materials
4-21-05	Approved installation of a deck at unit #1229.
4-20-06	Approved request from unit #1262 to build a deck and install a motion light.
5-18-06	Instruct the owner of unit #1256 to remove the lattice she has installed inside the deck railing, as it does not meet specifications of the VACNCA Deck plans.
1-19-06	Approved owner of unit #1231 to build a deck with Trex
6-21-07	Approved for unit #5071 to rebuild deck with Trex
6-21007	Approved unit #1248 to build new deck with Trex.
6-21-07	Approved unit #5071 to build new deck with Trex.
6-18-09	Approval for unit 1232 to replace decking with Trex.
7-16-09	Approved to install Trex deck and railing unit #1246
7-16-09	Approved installation of screen door unit #5077
4-20-10	Approval to install a patio at unit #1200 between unit #1200 & unit #1198

Dogs

<u>Date</u>	<u>Motion</u>
5-18-92	Two small pets are allowed. Dogs should not exceed 40 pounds or 18" tall.
6-20-94	That pursuant to the authority granted by the covenants (Sec 9.1.7) the Board of Directors orders the removal of the dog presently owned by Mr. and Mrs. Bjorn Stephason and now housed at 1234 Northwind Circle within forty-eight (48) hours after a certified, return receipt notice has been received at the office of the President.
6-2-99	Allow an over sized dog in unit 1236 for approximately 6 months.
5-17-07	Approved motion denying new owner of unit #1218's request to have a large breed dog.
2-18-10	New rules for dogs. See Rules and Regulations page 2, paragraph 4, for complete text.

Dues

<u>Date</u>	<u>Motion</u>
1-27-92	Dues remain \$125 per month until costs are certain
5-12-92	That dues are due on the first of the month. Those that remain delinquent after the tenth of the month will be subject to a fine of \$5.00
12-1-93	That dues raised to \$160 per month
11-21-94	The amount required for 1995 shall be \$ 104,400 and that all unit owners shall pay \$145 per month.
11-11-96	To put the budget and the \$155 monthly assessment to the members for ratification
12-9-96	Pay increased fee of \$15 to the Community Association Institute
11-3-05	Approved dues increase from \$250 to \$270 per month
12-16-10	Approved the annual budget for 2011 (this includes a dues increase from \$330 to \$350 per month

Financial

<u>Date</u>	<u>Motion</u>
2-17-92	That the need for a special, separate escrow account for payment of insurance, as indicated in the covenants Article 13.1 be referred to the Budget committee.
4-24-95	A gift certificate not to exceed \$25 may be given to a Board Member upon completion of service on the Board of Directors
2-17-05	That a maximum amount of \$300 be set for any single purchase by a board member. Any amount beyond this amount would require board approval.
2-17-05	That the board of directors approve the change on the Bank of America signature card by removing the name Larry Chambers as treasure and adding the name Mike Kirk.
4-17-05	Approved the purchase of a second 6 month CD in the amount of \$20K.
8-18-05	That the board transfer \$10K from the CD account to the bank account.

Fire Place

<u>Date</u>	<u>Motion</u>
7-29-96	Allow Kay Quinby (1256) to build a fireplace provided that the builder comply with the chimney standards of the village
11-3-05	Approved unit #1261 owner request to replace existing fireplace
1-18-07	Approved unit #1221 owners request to replace their current fireplace.
1-15-09	Approved unit #5071's request to replace existing fireplace

Garage Sales

1-27-92 There will be no garage sales or yard sales in the Village. With this added, the guidelines for the Village report is accepted.

Hot Tub

<u>Date</u>	<u>Motion</u>
5-20-04	Approved the installation of a hot tub at #1216
8-19-04	Approved insulation of a hot tub at owners cost at unit #1226

Insurance

<u>Date</u>	<u>Motion</u>
9-21-92	All owners will be notified that they must show proof that the inside of their house must be insured
6-20-94	That the liability insurance shall be raised from \$1 Million to \$2 million dollars immediately with the present carrier
8-22-94	The Assn, leave the liability coverage at the present \$2 million per incident.
10-14-96	To move the Association's insurance to Gardener Insurance Co.
9-18-03	maintain the amount of the deductible at the current level of \$2,500 rather than increase it to \$5,000. Approved the new insurance policy with Community Association Underwriters of America at the same premium rate of \$14,589 for coverage from 10-23-03 through 10-23-04 10-21-04
	That we continue our insurance coverage with the Community Association Underwriters Corporation for the contract amount of \$15,754.
10-16-08	Accept the insurance bid of \$17,781 from CAU (our current provider) this new policy will include earthquake insurance.
1-20-11	Approved opening an account at Hardware Sales

Landscape

<u>Date</u>	<u>Motion</u>
3-9-92	Turftenders be hired for a one year contract at \$16,000 per year.
12-1-93	That we hire Turftenders on a three year contract
11-20-03	Accept bid from Lil Sisters Landscaping for \$189.35 to plant winter annuals, maintain, and fertilize in the entrance off Stuart Rd. & in sign bed
6-17-04	Approved transferring \$3,400 allocated for bark to irrigation repairs.
4-15-04	Approved a request to plant Nandina next to unit #1239.
610-21-04	Approved that the Board accept the Landscape contract for the 2005 year from Turftenders Landscaping for the same amount as in 2004, that of \$25,427.
10-14-96	Enter into a contract with Turftenders for \$24,060.96, @ 5 more in 1998, 2% more in 1999
8-9-97	Contact Deans Tree Service to limb up trees along the path and trim back the branches. he will chip and remove all debris for a cost of \$1,400 + tax
11-22-99	A two year contract was awarded to Turftenders
1-20-03	Contract with Lil Sisters for landscape maintenance for 2003
2-17-05	That the large pine tree behind unit #5077 be removed and the three oak trees in the cul de sac that are effecting the pavement be removed.
4-21-05	Approved unit #1229's request to remove ground cover and replant
4-21-05	Approved installation of new irrigation control time clock by Turftenders At a cost of \$800.
2-16-06	Approved removing tree in front yard of Unit #5079.
4-19-07	Approved owner of unit #1254 to install decorative bench in the yard.
4-19-07	Approved owner of unit # 1226 to plant 7 privacy shrubs by deck.
4-19-07	Approved owner of unit #1261's request to plant flowering tree in back yard
4-19-07	Approved owner of unit #1266 to plant shrubs to screen AC unit.
6-19-08	Approved unit #1200 to remove and replant a tree at owners expense
10-15-09	Approved landscaping changes at unit #1262.
11-19-09	Approved contract with Custom Cut Landscape & irrigation for yard care at \$3600. per month.
5-20-10	Approved installation of patio pavers at unit 1200

Late fees

<u>Date</u>	<u>Motion</u>
4-16-09	To assess a 10% late fee on Special assessment monies owed but not received by April 30 th 2009.

Lighting

<u>Date</u>	<u>Motion</u>
2-17-05	That automatic night lights be installed in place of the existing rear outdoor lights on units 1234, 1236, 1238, 1240, 1242, 1244 and 1246.
9-7-06	Approved installation of new light fixture by front door of unit #1262.

Mileage

<u>Date</u>	<u>Motion</u>
1-20-11	Approved request by Larry Green to be reimbursed for mileage driven on Association business
2-17-11	That all board members be offered reimbursement for official Board business mileage if requested.

Miscellaneous

<u>Date</u>	<u>Motion</u>
9-21-92	Path between Festival Square and VACNCA be blocked
10-19-92	Allow an antenna between #1262 & #1264 (see minutes for details)
7-29-96	Pay the club house cleaner \$15 instead of the present \$10
12-9-96	The minutes of all meetings shall be published and distributed to unit owners through the village mail boxes
10-21-97	Lawn ornaments have been restricted to (2) per residence
6-16-97	Allow Robert and Anne Konstad to have a guest park their RV in front of their house for four days.
2-16-98	Outdoor Christmas decorations be put up no sooner then December 15 and No later then January 15. This rule will be added to our official rules and regulations.
2-20-03	Approved purchase of new file cabinet for the club house.
4-26-03	Accept the bid from Integrity Pest Control to inspect all 60 units and the club house for the presence of any carpenter ants. This inspection will include the exterior perimeter and each crawl space. The charge for this inspection will be \$45 per unit. Units that have an active infestation of carpenter ants will be treated \$150 per unit.

Motion Log

<u>Date</u>	<u>Motion</u>
1-19-06	Initiate a motion log in which all motions passed at board meetings as of January 19, 2006 will be entered onto a permanent record to be maintained and kept by the association Secretary.

Painting

Date

Motion

2-17-05 That the remaining 25 units and club house be painted during this current fiscal year.

Parking

Date

See Rules & Regulations

Remodeling

<u>Date</u>	<u>Motion</u>
1-20-92	Permission is granted for minor remodeling if the owner submits his plan in writing to the Board for review.

Rentals

<u>Date</u>	<u>Motion</u>
1-15-09	To set a cap of 10% (6 units) to be rented/leased at one time to take effect immediately.

Re-sale Certification

<u>Date</u>	<u>Motion</u>
4-24-95	That \$125 shall be the charge for a resale certificate effective immediately
5-15-95	That the \$125 fee for the re-sale certificates shall be reduced to \$75 effective immediately and re-sale certificates are not transferable
1-19-06	Approved to increase the re-sale Certification fee to \$100.

Reserve Study

<u>Date</u>	<u>Motion</u>
6-19-08	All owners to receive a clarifying letter to describe the State law regarding reserve studies.
8-21-08	Adopt the reserve study done by David Bach. section 25

Road Curbs Side walk

<u>Date</u>	<u>Motion</u>
9-21-92	The path between Festival Square and VACNCA be blocked
9-20-93	That we not block the path to Festival Square
6-20-94	That the Association spend not more the \$700 to erect a fence (chicken wire) from the western edge of the property along the edge of the wet lands across the walkway to the edge of the property behind unit 1198. And that a sign-- No Trespass be fixed to the fence at the point of the walkway.
10-10-94	Have B & B Concrete Co. repair approximately 300 feet of curb for about \$900 plus tax,
7-18-94	That a No Trespass sign shall be placed at the start of the path at June Street
1-23-95	Accept the bid of Kamps Painting Co. of Lynden to do 300 feet of curbing for \$1050
8-7-95	The Board shall not expend more then \$150 to add more mileage warning signs for the village
6-3-96	Accept bid from Kamps Painting Co. at \$11,307.14
10-19-99	Have TCI cut a groove in the driveway at unit 1233 so water will drain properly.
4-17-05	Approved Wilder proposal to repair cracked pavement beginning at club house to unit #1218 at a cost of \$2200.
4-15-10	To accept bid from Kamps Painting to re-seal coat the road.
10-21-10	To stripe 3' sidewalk on the exit side of the road.

Roofs

<u>Date</u>	<u>Motion</u>
8-18-05	Accept the low bid from Mt. Baker Roofing Co. to replace the present cedar shingles on the roofs of our units with a 30 year warranty composition shingle, with work to begin in 2006 and to be distributed over a period of five years.
6-19-08	Assess each owner \$2500 to pay for re-roofing.
10-16-08	Proceed with re-roofing as money becomes available.

Rules & Regulations

<u>Date</u>	<u>Motion</u>
6-21-93	That guidelines be changed to Rules and Regulations to make them more binding
7-29-96	Adopted changes to the Rules & Regulations effective 7-30-96
6-15-06	Adopted revised VACNCA rules and regulations.
8-21-08	A new R & R will be distributed including the changes for satellite dishes.
4-16-09	In the event of a rules violation with People in the community, the president will appoint two Board members to make a personal contact prior to sending a letter.
7-16-09	A packet including the rules and regulations, Declarations and covenants must be read and signed, before signing off on the certificate of resale.

Screen Doors

<u>Date</u>	<u>Motion</u>
10-21-91	Storm doors will be allowed on patio doors
6-10-94	Screen doors may be added with Board of Directors approval as long as the doors conform
6-15-06	Approved the installation of a screen door at unit #1261.
9-7-06	Approved installation of screen door at unit #1242.
10-19-06	Approved installation of retractable screen door on units #1220 & 1230.
4-19-07	Approved owner of unit #1214's request to install new screen door.
5-17-07	Approved installation of a screen door at unit #1240
6-21-07	Approved installation of storm door at unit # 1208

Social Committee

Date

Motion

6-17-04 Approved update to social committee guide lines

Special assessment

<u>Date</u>	<u>Motion</u>
8-26-08	Assessment was passed. \$2500 will be due April 1, 2009 and delinquent on May 1, 2009.

Structures

<u>Date</u>	<u>Motion</u>
3-4-94	Mr. Flores repair the footings in Joyce Struckrath's house
3-14-94	We put on hold all pending action: that we obtain the services of Greg Dibble, an independent structural engineer, to evaluate the five different models in the Village and selected buildings that already show structural defects and that the engineer provide a detailed report in writing
6-10-94	TGF Construction Co shall be authorized to work on #1200,#1220,#1204 and #1258 as described by the structural engineer
8-22-94	Allow Clara Coady (1209 and Virginia Hendricks (1214) to add a stationary washtub in their garage.
10-10-94	That unit owners shall bear the cost of fixing protruding wallboard nails when those protruding nails cannot be ascribed to conditions for which the Association has responsibility
10-10-94	Permit the unit owner of #1223 to put an outside main water cut off at the owners expense
12-15-94	The \$6000 which has been collected for an office be retained and used to defray painting costs
1-23-95	Agree to spend up to \$1000 to have Cascade Geotech research the soil density under units #1200, #1202, #1204 #1266
8-7-95	That villagers who do not notify the Board or remove nests themselves shall compensate the Association for any losses sustained because of bird nests and bird droppings
10-16-95	That Shirley L Bowden be allowed to construct a fireplace in conformity to the building specifications of the association
12-11-95	Ken Aldrich be allowed to install a garage opening system that will allow him to open the door from the outside by key
6-16-97	Request by John Victor unit #1260 be allowed to hire a private contractor to make improvements. With the exception of any changes to the main beam and foundation.
1-18-99	To move pressure reducing valves, as they fail, to a place so they are more protected.
1-16-03	Approved unit 1200 repaint front door white.
1-16-03	All painting of the doors either the original color or white
2-20-03	Approved painting the front of unit 1266 white
12-3-02	Approved contract with Leo Quality Construction to paint all 60 units and club house over a three year period in the amount of \$159,129.74
4-17-03	Approved request from unit 1268 to repaint front door white.
8-1-03	Approved installation of a canopy over the entry of unit 1203
9-4-03	Contact Integrity Pest Control to treat the units at 1201, 1202 and 1203 for extermination of all carpenter ants for the offered amount of \$150 per unit or a total of \$450
5-20-10	Approved installation of a temporary wheel chair ramp at 1246 to be removed When no longer needed
2-17-11	Approved the instalation of a railing on the front steps of unit 146

Wheel Chair Ramp

Date

Motion

8-19-04 Approved temporary wheel chair ramp at unit #1221.

Windows

<u>Date</u>	<u>Motion</u>
7-21-05	Approved a request from unit #1248 to replace windows under the following conditions. Contractor to be approved by the board, window type to be Approved by the board and all costs be paid by owner.
6-15-04	Approved a bid from Todhunter Brothers to replace a window in 1268 unit #1209.
6-17-04	All future window replacement be vinyl.
5-20-10	Approved bid from Country Glass to replace 40 windows for \$31,000