

## Vista Lakes Community Association

Board of Directors Meeting  
June 12, 2008 at 6:30 p.m.  
8841 Lee Vista Blvd.

OPEN FORUM at 6:35 p.m.

Thursday, June 12, 2008

**Meeting called to order:** 6:50 p.m.

**Quorum established**

**Attendees:** Ron Cumello, Renee Hale, Arno Zeyn, Valerie Mac Allaster & Ed Detrick.  
Also in attendance Sharon Eichorn Community Director, Gary van der Laan Association Manager

**Absent:** Carol Schuett, Jerry Harris

**Motion (Arno/Valerie) to accept prior meeting minutes. All in favor.**

### **Financial Update -Treasurer**

Monthly Financial Status, Arno stated the association tax returns have been filed and year end audit is complete.

Uncollectible issue. Arno discussed the budget shortfalls caused by the increasing amount of collection difficulties, liens and foreclosures in the community. Ron distributed a chart which tracks the outstanding collectables over the past 18 months..

**Motion (Ron/Valerie) to reduce expenses. All in Favor.**

Discussion as to how to reduce expenses. A sub committee will be formed to look at areas to reduce spending and make recommendations to the Board.

### **Old Business**

Turnover and Legal Actions Status:

The association's attorney and Ron will be reviewing documents on June 20, 2008 provided by and at the offices of Newland's attorney.

Association Manager's Report, - written report was provided to the board in advance of the meeting.

Irrigation issues. Over a 10 day period this past month issues existed with the reclaimed water system. Those issues have been resolved as best possible given the current water restrictions.

Champlain Road Repairs, on schedule to begin the week of June 16<sup>th</sup>. County has changed the plan to allow community access over a temporary road constructed over the existing sidewalk rather than remove a section of the wall.

Community Director's Report, report provided at meeting. Sharon discussed issues with residents at the pool area.

Covenant Enforcement Issues, attorney has sent requests to proceed on 2 accounts that have failed to respond to notices. Board approved mediation for one account.

#### Committees

Amenities, Carol was not presented but had asked Sharon to raise the issue of the current rules which require ID's to be presented by anyone over the age of 13. After much discussion, suggestion by the committee and **Motion (Ed/Valerie) to allow children between the ages of 13-17 without ID if they are accompanied by a resident with ID at least 18 years old. Ed, Valerie and Rene in favor, Ron and Arno opposed.**

#### Communications

Further Discussion on Policy for Posting Non VLCA articles and Notices, Tabled.

Newsletter, discussion as to the production of the next newsletter given the current financial issues. Arno wanted something added to the newsletter pertaining to the enforcement of use restrictions for residents delinquent in their assessment payments. **Motion (Arno/Renee) to move forward with the current newsletter release. All in Favor**

Contracts, Ron and Arno will meet to develop a process for upcoming contracts.

Events, Rene reported that events are being scaled back due to financial issues.

Neighborhood Watch, no report.

Neighborhood representative elections, Gary presented the results of the neighborhood elections as follows:

Avon	Roy Taylor
Carlisle	John Burns
Colonie	Luis Garcia
Melrose	Jim Shelton
Newport	Harold Millison
Pembroke	Flor Taveras
Warwick	Anne Migliozi
Waverly	None
Windsor	Titus Venessa
Champlain	Marc Robinson
Amhurst	Gary Schuett
Gentry Park	Patty Kenny
Central Park	Adam English
Horizons	Curtis Bourque

**Motion (Ron/Arno) to accept results of elections as presented. All in Favor**

Gary will notify the two residents in Windsor of the tie and try and resolve it between themselves. A notice will be posted on the website of the open position in Waverly.

VLCA Master Association Schedule, budget process to start in July.

## **New Business**

Move of Amhurst fence. Cost to relocate fence in the corner \$500.00 **Motion to relocate (Ed/Ron), Ed, Ron, Rene and Valerie in favor, Arno opposed.**

Quarterly meeting. Scheduled for July 22<sup>nd</sup> at the Vista Lakes elementary school. State representative Tony Sasso is scheduled to provide the community with a legislative update.

**Meeting adjourned at 8:57 pm (Valerie/Arno) All in Favor.**