

Vista Lakes Community Association

Board of Directors Meeting
August 14, 2008 at 6:30 p.m.
8841 Lee Vista Blvd.

OPEN FORUM at 6:30 p.m.

Thursday, August 14, 2008

Meeting called to order: 7:58 p.m.

Quorum established

Attendees: Ron Cumello, Arno Zeyn, Carol Schuett, Jerry Harris, Valerie Mac Allaster & Renee Hale. Also in attendance Sharon Eichorn Community Director, Gary van der Laan Association Manager

Absent: Ed Detrick

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

Financial Update -Treasurer

Monthly Financial Status, Arno discussed the rising receivables. This will continue to be monitored to determine if initial reductions in spending will be sufficient for the year.

Uncollected dues from Central Park. Arno discussed the status of dues owed from Central Park.

Motion (Arno/Ron) to have association manager contact the Central Park board of directors to discuss payment of past due amounts and proceed with collections if necessary including filing a lien. All in Favor.

2009 Budget Status Report. Arno reported that the budget committee has met twice and is meeting again this Friday to review the proposed budget.

Discussion of the paddleboats at the residents center area.

Motion (Carol/Arno) that no further funding of the paddleboats would be made. All in Favor.

Old Business

Turnover and Legal Actions Status:

Suspension letter legal review. Ron discussed the opinion received from Taylor and Carls concerning the ability to restrict use of the facilities for accounts past due. Due to the restrictive nature of the process defined in the association documents it would seem difficult to establish the required committees.

Motion (Ron/Carol) to table this discussion, Ron, Carol, Valerie, Renee, Jerry in Favor, Arno opposed.

Newland Negotiations. Ron reported that Newland's attorney has requested a meeting to discuss options for settling the association's outstanding disputes this year. The board discussed what items can be settled without compromising the association's position with regard to Pine Castle. Ron has talked with the association attorney and sees no drawback to meeting with Newland to see what is offered.

Motion (Ron/Arno) to re-open negotiations with Newland.

Association Manager's Report, - written report was provided to the board in advance of the meeting. Gary discussed the possibility of establishing a fine committee, he will provide all the information for the committee at the September board meeting and this will be added to the October quarterly meeting agenda to solicit volunteers.

Neighborhood reps for Newport and Waverly. As only one ballot from Newport was received and that person has not responded, John Rose has expressed his interest in remaining on as the Newport rep. Isabella will be contacted to serve as alternate representative.

Community Director's Report. Sharon gave a report at the meeting. Sharon has talked with the police regarding street parking along Lake Champlain. The city is conducting a safety check and will get back to the association. Home Depot made a request to provide do-it-yourself clinics at the resident center. A letter was received from Luis Garcia concerning a fall festival. Facilities cannot be used for non residents. Staff has completed CPR training.

Covenant Enforcement Issues. Gary reported on the increase of violation issues throughout all Vista Lakes. Some new information regarding violations has been added to the website.

Committees

Amenities. Carol discussed additional budget cuts proposed by the committee.

Communications. Jerry reported on the work being done by Sharon to reduce the cost of and find more advertising for the newsletter. Sharon will work to get the newsletter self-funded without exceeding 50% ad space.

Contracts. Ron distributed an updated list of all existing contracts along with who has the responsibility for each. Ron will create a new scope of work to use in the management contract bid process.

Events. Community garage sale is set for October 18th. Renee will pay for the ad. Discussion of the holiday event.

Neighborhood Watch. Carol reported on the national night out program which had a very good turnout.

VLCA Master Association Schedule. The budget/election meeting is scheduled for October 21st at Odyssey Middle School.

New Business

Architectural committee recommendation. The ARC submitted a recommendation to modify the wording on the aluminum fence guidelines.

Motion (Ron/Jerry) to approve the committee recommendation. All in Favor

Home Depot request to use facilities, discussed earlier and rejected.

USACE Access Agreements. What to do? Discussion of letter which the army corps. has been issuing on properties that have been searched.

The army has requested approval to install a chain link fence at the end of Passaic parkway. The army's original request was for a permanent chain link fence. As this would not be in keeping with the guidelines of the community, they agreed to consider this a temporary fence solution.

Meeting adjourned at 10:29 pm (Jerry/Arno) All in Favor.