

Vista Lakes Community Association

Board of Directors Meeting
September 11, 2008 at 6:30 p.m.
8841 Lee Vista Blvd.

OPEN FORUM at 6:30 p.m.

Thursday, September 11, 2008

Meeting called to order: 7:15 p.m.

Quorum established

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

Absent: Ed Detrick, Jerry Harris

Ed has been unable to attend several meetings, Ron will talk with him to see if he is interested in staying on the board.

Approval of prior meeting minutes. Motion (Arno/Carol) All in Favor.

Financial update - Treasurer. Arno discussed an issue he has with the financial statements regarding funding of the road reserve accounts. First option is to reduce the gated community reserve funding by the amount of uncollected money from those neighborhoods. Arno presented a second option by which the Board could agree to pre fund the road reserves.

After discussion it was decided that Arno would do further research to bring back to the board concerning the question of funding the road reserves.

Arno objects to the issuance of the financial statements as they are currently being produced. Ron requested that the financials statements be released.

- Uncollected dues from Central Park. Gary reported that his office received an email from the manager of Central Park today indicating that the association would receive full payment of the 2nd and 3rd quarterly dues within the next week. If no payment is received by next Friday we will proceed with collection activity.

A letter will be sent to the Central Park community notifying them that for the 2009 budget year the master association will be billing Central Park owners directly.

- 2009 budget status report. Arno reported on the budget committee process and presented the final draft of the 2009 budget. Discussion of the draft budget.

Old Business

- Turnover and Legal actions status, Ron was approached by Newlands attorney regarding setting up a informal discussion release has been signed for the planters and we expect to receive the \$9,600 reimbursement from Newland within the next few weeks.

- Association managers report, Gary had distributed his report prior to the meeting. Gary discussed reclaimed water issues and changes being considered to the irrigation system to reduce the amount of water required as well as the source of water.

- Neighborhood reps for Waverly, no representative has come forward. A name had been submitted but that person has not yet responded.

- Community Directors report, Sharon distributed a report at the meeting. She also discussed the policy of not paying the full time maintenance workers on days they are unable to work due to weather.

- Covenant enforcement issues, CCR report provided to the board. Gary noted an improvement in covenant enforcement issues this past week.

- Committees

- Amenities, committee met this past week. New pool hours to start October 1st, hours to be posted. Discussion of sponsors who would like to pay the cost of having the pool area open on days kids are out of school.

Motion (Carol/Valerie) to accept sponsors with guidelines, Ron, Carol, Arno, Valerie in favor. Rene opposed.

- Communications, Jerry not present. Sharon reported on the newsletter, it does appear it could be self funded.
- Contracts, Ron still working on a statement of work for the management contract.
- Events, Garage sale October 18th, Holiday event is looking for sponsors.
- Neighborhood watch, Carol reported on some of the watch programs on going.

VLCA Master Association Schedule – Secretary, vote on the budget October 21st and have mailed to everyone 30 days before it takes effect.

New Business

- Board of directors election, October 21st.

Adjournment, meeting adjourned **Motion (Arno/Carol) all in Favor**