

Vista Lakes Community Association

**Board of Directors Meeting
January 8, 2009 at 6:30 p.m.
8841 Lee Vista Blvd.**

Meeting Minutes

OPEN FORUM at 6:30 p.m.

Establish quorum, Ron, Jerry, Carol, Valerie and Renee were present. Also present were Sharon Eichorn, Community Director and Gary van der Laan, Association Manager.

Ron announced the resignation of both Arno Zeyn and Ed Detrick.

Meeting called to order at 6:55 pm Sharon verified the meeting was properly noticed.

Approval of prior meeting minutes, **Motion (Carol/Valerie) to approve. All in Favor.**

Financial Update –Treasurer, Ron discussed currently financial position. December financials not yet prepared, they will be distributed once prepared.

Monthly Financial Status - Road Reserves, Ron discussed attorney's opinion on reserves and the status of pending questions with the attorney.

Old Business

- Turnover and Legal Actions Status, the board discussed drafts of the settlement agreement which has been going back and forth between Newland and the HOA attorneys.
- Association Manager's Report, report was distributed to the Board prior to the meeting. Gary discussed the resolution regarding the proposed changes to the mortgagee liability legislation. **Motion (Valerie/Carol) to approve. All in Favor.**
- Community Director's Report, Sharon distributed a report at the meeting.
 - Pool Drains, proposals were submitted for the drain cover replacements as required by the Federal Virginia Baker act. Sharon to get additional quote for replacement. **Motion to move forward with drain replacements at a cost not to exceed \$2,796 (Ron/Jerry) All in Favor.**
 - Melrose Entry Panel Replacement, proposals were submitted for repairs to the gate. **Motion (Ron/Jerry) to accept CAC proposal for repairs.**

Sharon discussed the maintenance staff performance and pay increases for 2009. Board approved a cost of living increase of 3.9% to one member of the maintenance staff. **Motion (Ron/Valerie) to approve.**

- Covenant Enforcement Issues, no additional issues to report.
- Committees
 - Amenities, Carol stated that the committee will be meeting next week.
 - Communications, Jerry reported on the status of the newsletter.
 - Contracts, Ron discussed Leland contract which has been sent out.
 - Events, Renee reported on upcoming events.

- Neighborhood Watch, Carol reported on traffic control options for the community.
- VLCA Master Association Schedule – Secretary, no report.

New Business

- Open Director Positions, 2 open positions. **Motion (Valerie/Ron) to offer the open positions to the next 2 high vote getters, if they are not interested start advertising immediately to fill the positions. Ron, Jerry and Valerie in favor, Carol and Renee opposed. Motion carries.**
- **Motion (Ron/Carol) to appoint Valerie as the new treasurer.**
- **Motion (Ron/Jerry) to accept Ed as the Waverly rep.**
- January Quarterly Meeting Agenda, meeting to be held at Odyssey Middle School January 20, 2008.

Adjournment, meeting adjourned at 8:50 pm Motion (Ron/Carol) All in favor.