

MINUTES 5/10/11

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Meeting called to order at 6:31pm

Attending: Gondeck, Gen, Carol, Brenda, Tina

Motion to approve last month's minutes as corrected – PASSED

Treasurer's Report/Register Report

Unfinished Business:

**Delinquent HOA balance as of April 30, 2011 is \$20, 845.99
Water delinquency is \$1239.40**

New Business:

- a. Clarification of personal work done for residents**
Employees get two 15-minute breaks, one in the morning and one in the afternoon. Ralph will do work for residents before or after work, and MAY discuss residential work, with a resident on his break, if he so chooses, but won't do any work for residents on his breaks.
- b. Condition of grass and weeds**
There seem to be more weeds than usual this year, and the irrigation system hasn't been turned on yet. Plumber came and discovered the ball valve needs to be replaced before the irrigation system can be turned on. This will cost \$80 to dig into the system, and \$159/hour. The company is called Drainworks. The water will be off in Bldg. 10 on May 11, 2011 from 9-3 to replace the ball valve. The glue has to dry before the water can be turned back on to test the irrigation system with the new ball valve.

Tom from Narrow Leaf will walk the property with Gondeck, Ben, Carol and Tina to see which areas need to have pecan shells replaced with colored stones, and prioritize the job to be done over several years. We are wasting our money putting down pecan shells, as they blow away. Motion to replace pecan shells with colored stones – PASSED. Narrow Leaf also submitted a letter stating their new price increase, which is an additional \$567 per month.

Reports:

Brenda read her President's Report, and the tenant whose cats attacked Carol Fowler's dog agreed to pay half of the vet bill.

Property Manager's Report:

Santa Fe Firewood and Landscaping is supposed to give us a bid for landscaping on May 11, 2011.

Brenda signed off on the letter stating that Employees would get 16 hours of Bereavement Leave, per incident, for relatives to the 3rd degree, which includes up to cousins.

Someone wanted to know if the Board can prevent people from walking their pets on the parking lot – they were concerned about safety.

Jim Rubin hasn't been returning calls or emails regarding requests for information. He thinks we might get something from Stephen Sanchez and he asked Tina for all the back dues and other charges, so he is working on that, at least.

Chris Farrell's unit has been sold. The new owner is Chris Norvile, who paid all the delinquent dues and final water bill – about \$900 total.

A couple of units have been sold on a lease-to-own basis. The board determined that lessees were considered owners, since the previous owner was carrying the paper, just as any bank would carry a mortgage. Those who're leasing to own may be counted in the quorum at the Annual meeting, and may vote, just as any other owner would. We are at a 52% rental rate, but we have good tenants, now.

A motion to charge new tenants \$50 for an amenities key PASSED. Bobbie Salinas' attorney asked for any correspondence we have sent her in the last couple years. The Board told Tina to go ahead and send it.

The CD at Century matures on 5/14/2011. The Board determined that we should let it roll over for another 90 day period. We won't know the interest on it until the 14th of May.

The consideration of pool passes was tabled until the June meeting.

Meeting adjourned at 8:34pm

**Brenda Watson
Secretary Pro tem**