

Minutes of ZVCA BOARD Meeting held on August 31, 2009

The meeting was called to order at 6:00 p.m., with the following board members present: Pres. Valerie, VP Andrea, Sec. Brenda, Member-at-Large Gondeck and Assoc. Mgr. Tina.

The Minutes of the August 3rd meeting were approved as corrected.

There was no actual Treasurer's report, but checking account balance to date was \$62,089.23. The arrears were at \$649.60 for 3 people. We discussed the proposed 2010 Budget to be presented at the Annual Meeting.

Other Reports:

PRESIDENT'S REPORT

Following our revision, I sent the letter explaining the venue for contacting the Board to the owner who interrupted our August 3 meeting. Included in the letter was also a response to the owner's concern. In short, the upstairs tenant has not lived there for some time although the owner insisted the tenant was still there. That being the case, there was no issue to resolve.

Tina and I found and ordered an enclosed bulletin board to be placed to the left of the club house entry doors. The cost was \$269.00.

As a matter of record, all five Board members agreed in writing to immediately replace all damaged stair treads and to hire Mike Tait at \$22.00 per tread to install them. The written votes are in the official minutes.

Association Manager's Report:

1. Checking account to date is @ \$62,089.23.
2. Delinquents are @ \$649.60 for 3 residents
3. Keytrak system has been installed. Cost was \$4235.89-paid. Has cleared bank.
4. Bids for window caulking is in from Hugo Ochoa.
5. Bids for balconies are in. We need to do balconies affecting 10-101, 10-102, 10-205, 8-101, and 4-105, so far.
6. Last shipment of concrete stair treads was manufactured wrong. When Mike was going to install first step he caught error. He checked remaining steps and they are all wrong. Material Inc. will try and deliver 40 steps by Wednesday or Thursday. They will also start on the new order of 155 steps. I asked for a discount and they reduced the cost

from to \$65.00 from \$75.00.

7. Dumpster enclosure work started across from Bldg 7, south side and across from Bldg 4, north side.
8. Tennis court windscreen is installed. Crack sealing of tennis court is an on going job.
9. Replaced AC for 1-202 and 3-107.
10. Building 5 roof repair completed.
11. Building 8 warranty has expired effective 8/5/2009. I have e-mailed AAA to ask cost of extending warranty.
12. Chimney cleaners will meet with me so that we can schedule chimneys to be cleaned.
13. Warning sign installed on entry gate.
14. Tennis court is now padlocked.

Unfinished Business:

A. PRIORITIES LIST AS OF AUGUST 31, 2009

1. Caulk outside window moldings.
2. Replace stair treads.
3. Repair leaking ceilings over patios/balconies.
4. Paint fence following repairs.
5. Landscaping -- railroad ties/Bldg. 2 NE side stone ground cover.
6. Paint metal handrails, fixtures, and lamp posts.
7. Powerwash and patch cracks in breezeway.
8. Sprinkler system repair (ongoing).

B. We agreed to have Narrow Leaf remove two Russian Olive trees north of Building 4 and replace them with two honey locust trees, for a total of \$650.00 plus tax.

C. The parking lot bid with RI was approved.

D. Nothing was done about committees.

New Business:

A. The motion about owner-landlords being fined for not getting keys back from renters did not pass.

B. We reviewed the items and procedures for the Annual Meeting.

C. Andrea agreed to ask her husband, Patrick to look into information on how to start a Neighborhood Watch program, although he did not want to head this committee.

D. We chose not to consider the key card system for the pool.

E. Other:

1. We again rejected a second floor owner's request to hard surface her living room/dining area. She keeps sending the request, figuring we might agree to let her do it.

The next meeting will be held on Oct. 13, 2009, at 6:00 p.m., to prepare for the Oct. 22 Annual Meeting.

The meeting was adjourned at 8:30 p.m.

Brenda Watson
Secretary