

Vista Lakes Community Association

**Board of Directors Meeting
May 14, 2009 at 6:30 p.m.
8841 Lee Vista Blvd.**

OPEN FORUM at 6:30 p.m.

Establish quorum, all present except Kent Campbell

Call to Order and Proof of Notice, 6:50 pm

Approval of prior meeting minutes, correct to show all in favor. Motion (Carol/Valerie) to approve with corrections. All in Favor.

Financial Update -Treasurer

Monthly Financial Status, Valerie discussed current financial statements and increasing uncollectable assessments. Discussion of electric bill increases.

Valerie discussed the finance committee and the beginning of the budget process.

Discussion of employee insurance compensation.

Foreclosure Status, accounts in process, 2 of the homes have filed for bankruptcy and have been removed from the process.

Old Business

Turnover and Legal Actions Status,

- Signing of Settlement Agreement, Agreement was signed and Ron will return the document to the Associations attorney.

Association Manager's Report, written report provided to the board in advance of the meeting.

Community Director's Report, Ron discussed the contact list for pool staff.

Discussion of the reports provided by Sharon to the board. Discussion of children at Amhurst Park. **Motion (Isabelle/Jerry) for Sharon to submit a monthly report to the board prior to each board meeting with all action she has taken during the month. Ron, Jerry, Carol, Isabelle, Valerie in favor. Renee opposed.**

Covenant Enforcement Issues, report included in board package. Discussion of working with a fine system.

Committees:

Amenities, Carol discussed the amenities committee meeting held this past week. Pool Hours, Carol discussed the current pool hours and staffing levels. **Motion (Isabelle/Valerie) to have Sharon manage the pool staff by both budget and attendance numbers which may allow for more efficient staffing resulting in additional savings to the community. Renee, Valerie, Isabelle in favor. Jerry, Ron and Carol opposed. Motion fails.**

Motion (Valerie/Renee) to allow swimies for use this summer, Ron, Renee, Isabelle, Valerie in Favor. Jerry and Carol opposed, Motion passes.

Communications, Jerry distributed a website report prior to the meeting.

Contracts, nothing pending.

Events, Renee discussed upcoming events.

Neighborhood Watch, nothing to report.

Rights Suspension Issues, discussion of accounts with balances under \$5.00, Leland to adjust system **Motion (Ron/Valerie) to not start charging interest on past due amounts until 45 days after due date. All in Favor.**

Motion (Valerie/Jerry) to clear all amounts \$5.00 and under from accounts. All in Favor.

WRS Proposal for Handicap Ramps, board discussed the letter from WRS. **Motion (Ron/Valerie) at a cost not to exceed \$750.00 to construct one or two additional ramps to aid in crossing Warwick shore crossing. All in Favor.** Valerie to talk with residents to determine best positions.

Neighborhood Reps Election Candidates, currently 10 forms have been submitted for 7 neighborhood positions. Leland will send out a mailing to all residents with ballots during the month of May.

VLCA Master Association Schedule – Secretary, nothing pending, no report.

New Business

Process for New Business Items, discussion of circulating new business items to all board members prior to the meetings.

Community Director Reports and Supervisors, discussed previously.

Adjournment, with no further business to discuss meeting adjourned 10:10 pm (Isabelle/Ron) All in Favor.