

VPTA Annual Meeting Minutes

5/14/13

The meeting was called to order by VPTA vice president Gary Freking.

The minutes from the April meeting were approved.

2 owners reported they are not receiving the monthly emailed minutes: Jowane Howard and Carmen Sevcik.

Griff Wigley took photos throughout the meeting that he will post on the VPTA website: vpta.org. Any material on the website that is password protected can be accessed with the password VPTA.

As chair of this year's nominating committee Jim Pence presented the slate of proposed candidates for the VPTA board for 2013-2014.

Jim Pence - building 1, Carmen Sevcik - building 2, Christy Balster - building 3, Griff Wigley - building 4, Jim Anderson - building 5, Norm Watt - building 6, Jim Dale, Gene Moninger and Zach Pruitt - building 7, Myron Dack - building 8 and Gary Freking - building 9.

This slate was approved. These representatives will meet at the next monthly board meeting and fill the board positions as follows: Jim Pence - president, Griff Wigley - vice president, Anita Hellie - secretary, Sherry Freking - treasurer.

The committee chair positions will be as follows: Maintenance - Gene Bauer and Myron Dack, Architecture - Gene Moninger, Nominating - Jim Pence and Self Audit - Frank Balster.

Sherry Freking gave the treasurer's report and said the board approved the projected \$5 monthly dues increase to take effect in June, 2013. She stated that we had been told our annual insurance premium might increase by as much as 30% but the increase came in at 10% so the policy was renewed with the existing vendor.

Jim Dale reported on his work as chair of the Governance Ad Hoc committee that had been asked to look into the topic of professional association management. He and his committee attempted to get input on this subject from all 44 owners. 36% of those surveyed were not willing to pay the additional \$20 or more per unit

per month that hiring professional association managers would result in. 77% of those contacted indicated a willingness to be involved in the VPTA management.

The point was made by Jim that even if professional management was hired we would still be required to field a board and officers and run the daily business of the association. The management company would take over the treasurer's function and there have been cases in Northfield where management companies have mismanaged an association's funds.

Jim made the point that opinion at this point is against hiring a management company among the owners he contacted. You can read more detailed results of his committee's work at the VPTA website (VPTA.org). Additionally he stressed that our ability to keep the monthly dues lower by not needing an outside management company depends on owners' willingness to be involved in running VPTA.

Frank Balster reported on the Self Audit committee findings and his findings on the nine areas the committee reviewed can be found in his report in the booklet. If you were not at the annual meeting please contact your building rep to get the booklet with all the committee reports, updated welcome and owners lists by building.

Gary Freking reported on the Maintenance committee and said that buildings 1, 5 and 6 will be painted this summer by Marcelino Delgado. Gary reminded us that **it is the homeowner's responsibility to replace any cedar boards not fit to be painted before the painting is done.** Homeowners are also responsible for painting their own deck floors. Each building rep is to be given a bucket of the leftover paint from the painter when finished. This will be available for touch-up between repainting for homeowners use. See your building rep about this.

Chad Almen has been approved to do the lawn care again this summer. Problems with the grassy areas damaged by snow plowing will be addressed with reseeding and soil. This process has begun and owners are asked to water every day for 30 days where seed has been applied.

Gene Moninger reported on the Architectural committee. His committee handled 9 requests in the last 12 months. We were reminded that changes in landscaping by owners need to be submitted to the Architectural committee for approval prior to implementation. Gary stated that the association does not require that all exterior landscaping be the same and owners need to submit plans for changes to landscaping and buildings.

Sandra McClintock reported that last year's first annual VPTA garage sale was a success and will be held on September 21 this year. A sign-up sheet was circulated at the meeting to indicate interest in participating in the garage sale. If you wish to take part and didn't sign the sheet contact Sandy M.

Sherry Freking offered to organize an annual get together to take place between buildings 8 and 9.

The meeting was adjourned.

Respectfully submitted,

Colleen Gay

Substitute secretary