

Virginia Village Condominium Owners Association
2012 Annual Meeting
March 22nd 2012

Board members present: Dan Abbott, Paul Cady, Helen Ingram, Kathy Phippard and Ralph Tsong.

The meeting was called to order at 7:00 P.M. Tony Nourse was introduced as the representative from Berro Management.

A head count added to the proxies provided confirmed that a quorum was present.

Dan went over repairs done during the prior year. He noted that Todd Jones has three more projects proposed at a cost of \$25,000.

Jerry Johnson suggested Americana should come back to spray areas where termite droppings have been seen

Jerry notes that a resident is using the guest parking. It was decided notices will be made up to inform the vehicle owner.

Jerry asked about scheduling tree trimming.

Unit 206 has a hose-bib leaking onto 106.

Jerry - Minutes to be posted on website - Dan.

Jerry - Redwood needs resealing in Jacuzzi room.

Jerry - touch up paint needed for termite patching. It was noted the painting will be done by Todd Jones Construction when they return for the next phase of repair work.

Jaime noted some security problem related to lockbox keys on gate.

Don Bean noted a beam needing repair. Todd Jones will go through another evaluation.

Marsha said her terrace has structural issues. Todd Jones will look at this also

Jaime noted, as previously reported, the rail on the Westside leading to the Jacuzzi is very loose.

Dan noted that we are FHA certified again. This will make it easier for buyers to purchase a unit.

Jerry Johnson and Stella Cady were thanked for efforts to keep the place presentable.

New residents were welcomed - resident roster and phone numbers badly out of date.

Need for financial infusion. Under Berro supervision a vote was approve by majority to make a special assessment. Precise amount details to be confirmed, but a \$3000 figure was cited by the treasurer to move reserve account to \$100,000 and another \$10,000 for partial mansard roof repair.

The vote for the Board members was held and Jaime Villatoro was selected as our newest board member replacing Ralph.

Plans for a pool party on April 7th were announced.

One resident with a spotty history of hiring contractors suggested we find an alternative to Todd Jones. Dan noted that the company was selected with the help of our architect consultant and has done a quality job.

The meeting was adjourned at 8:15