

## Virginia Village Condominium Owners Association

### Executive Session - March 30, 2011

The Board of Directors of the Virginia Village Condominium Owners Association met in an Emergency Executive Session on March 30, 2011 in the Meeting Room in the Pool Area.

Under Civil Code § 1363.05, Executive sessions are provided for so that boards can address issues which involve privileged information or matters of a private nature. As a result, homeowners do not have a right to attend executive sessions of the board. Boards may go into executive session for the following matters: 1. Legal Issues; 2. Formation of Contracts; 3. Disciplinary Hearings; 4. Personnel Issues; and 5. Payment of Assessments.

Ralph Tsong called the meeting to order at 6:30 p.m.

All Board members present were present.

#### Special Assessment

On motion duly made, seconded and carried, an Emergency Special Assessment was levied in accordance with Civil Code §1366 (b) (1) and (2) whereby an emergency special assessment is to be levied in the months of June, 2011 and September, 2011 in the amount of Five Hundred Dollars (\$500) for each of said months. This is in order to fund dry rot and landing repair.

#### Board Transition and Election of Officers

Immediate Past President Dan Abbott met with the Board of Directors and reviewed several matters briefly and turned various documents and blueprints over to the Association in care of the Management Company.

On motion duly made, seconded and carried, the following Officers were elected: Paul Cady, President; Ralph Tsong, Vice-President; Armand DeVries, Treasurer; Kathleen Phippard, Secretary; and Helen Ingram, Director-at-Large.

### Maintenance

Leak Detection for Units 103 and 214 were discussed.

Tree Trimming Bids were considered.

Management was asked to review various building permits.

### Rules and Regulations

Armand De Vries reviewed Pool Rules and Pool Passes. Armand DeVries and Kathleen Phippard will distribute pool passes.

Respectfully submitted,

Robert Campbell,  
Acting Recording Secretary