

Minutes Zia Vista HOA – 1/12/10

ATTENDING: BEN, BRENDA, GONDECK, TINA, CHRIS, DIANE

CALLED TO ORDER AT 6:30PM on 01/12/10

REVIEW OF LAST MONTHS MINUTES - APPROVED

TREASURER'S REPORT WITH TOTALS AS OF TODAY - APPROVED

MANAGER'S REPORT:

Call for donation of old computers and/or components of for charity (NM Connection to Wellness)

Motion to purchase dispenser with wipes for fitness center to wipe down equipment - **passed**

Motion to order more stone steps for further repairs (77 more) - **passed**

Motion to put a lien on 11-204 -

PRESIDENT'S REPORT

Nothing to report

DISCUSSIONS:

Various exterior cracks in pavement (photos presented and will be attached to minutes in file)

Interior cracks in structure were determined to be the owner's responsibility not the HOA.

For exterior cracks; pavement, stucco, etc. bid has been obtained but work cannot commence until the weather is warmer

Letter to be sent to Valerie re: cracks outside her unit in the breezeway

GOALS (SET IN 2009) ACHIEVED AND NOT ACHIEVED:

Have not contacted volunteers for committees - nothing much has been done yet.

Finance Committee - determined this one NOT needed

Architectural Committee

Government (bylaws, policies, procedures, etc. - **Right now need better description of insurance coverage as document not clear.**

Communications Committee - **Lanell Twedde is the website person. Need to pay website bill.**

Stay within our budget - **ACHIEVED**

Back ups for various positions, ie.Tina - **Not sure this is practical or possible.**

Keep updating our priorities list - **ACHIEVED**

Maintain orderly board meetings - **SO FAR SO GOOD.**

Caulking - **Not achieved.**

Fence repairs - Not achieved.

GOALS FOR 2010

Roof repairs - A few roofs need repair. Only roofs without warranties at this time are buildings 2,4,5. Other roofs have varying warranties. Had inspection of all roofs in 2009. Goal - Keep up with the roof repairs and maintenance.

Caulking - Needs to be done in warmer weather

Grounds work - ie. railroad ties that need to be replaced, landscaping, etc. Discussion: Could divide property in quarters and start work in most problematic quarter. Landscapers could meet with us to discuss bids, plans, prices, etc. Bids for buildings 1,2, and 3 should be first.

Need to go through property and take care of cosmetic things. ie. cobwebs and debris in breezeways

Fence needs repairs and painting in areas - Discussion: Ask Ralph what his fee would be to do the extra work. Gondeck may assist including some of the grounds work.

Replace benches?

Pool heater needs replacing.

Next meeting agenda:

Re-do priorities list

Work on bids for various projects

Unfinished business

Next meeting will be Feb. 9 at 6:30pm

This meeting adjourned at -