

MINUTES

Zia Vista Condominium Association Board Meeting, Monday, April 6, 2009, 5:30 P.M.

The Zia Vista Condominium Association held its regular Board Meeting on Monday, April 6, 2009, at 5:30 P.M., in the Zia Vista Clubhouse. Present were Andrea Gaytan (2009), Vice President; Joshua W. Wells (2009), Secretary; Karen Peterson (2009), Treasurer; Gondeck (2009), Member-at-Large; Tina Tait, Association Manager; and Brenda Watson, Parliamentarian. Carol Fowler was also in attendance. Absent was Valerie Stasik, President (2009).

The regular meeting of the Zia Vista Condominium Association Board was called to order at 5:37 p.m. by Andrea Gaytan, Vice-President.

Condo Owners' Forum

The owner of Unit #4-107 reported a stolen vehicle. Anna May Reorda reported the consistent noise and disturbances above her. Seven-hundred dollars in fines have been levied against the owners of this unit. Tenants are supposed to move by the end of May.

Minutes

Board members read the minutes of the March 11, 2009 meeting, Andrea Gaytan moved to accept the minutes as corrected. Karen Peterson seconded the motion. The minutes as corrected were approved unanimously.

Board members read the minutes of the March 16, 2009 meeting. Karen Peterson moved to accept the minutes, and Andrea Gaytan seconded the motion. The minutes were approved unanimously.

Treasurer's Report

Karen made corrections to the Treasurer's Report for the expenditures that have been made for bills that have been paid. Next bill will be for the painting of the headers. (Note that the Board-approved color for the headers will be terra cotta.)

Karen reported on the delinquencies. There is only one that is over 30 days. Fines on the outstanding amount will continue, and if not paid, owners will receive a lien on the property as provided in the Rules and Regulations.

Balances as of April 6, 2009

First Community Bank checking Account	\$ 73,007.51
Guadalupe Credit Union	
Savings	\$ 148.39
CD Maturity Date 4/08/10	\$ 43,335.55
Checking	\$ 5,554.00
Charter Bank	
CD Maturity Date 09/30/09	\$ 63,144.92
Wells Fargo	
CD Maturity Date 02/08/09	\$ 64,458.73
Total:	\$ 249,649.10

President's Report (presented in writing)

I have posted at the mailboxes the minutes from the February 5 meeting as well as a copy of our Web site's home page that announces owners' rights to review financial records, including the list of owners in arrears. This list cannot be published since only owners have a right to this information. I have also added

these items to the binder kept in the Entertainment Room of the Clubhouse. The minutes have been added to the Web site.

The owners who were in arrears as reported at the last meeting have paid their fees.

I have entered the data up through June 2008 using our budget categories in Quicken.

Residents have scheduled events at the clubhouse for April 3, April 11, May 1, and May 10 to date.

Building and Grounds Committee Report

Carol Fowler presented a report of the detailed expenses for the capital expenditures that were previously approved. We need to approve the starting dates for these expenses.

1. Headers (154 of them, Andy Ortiz, Contractor).
2. Pool repairs.
3. Parapets repairs.
4. Fence painting.
5. Dumpster (minor changes need to be made using the schematics done by Pat Tracy of Narrow Leaf for the entrance to the dumpster.)
6. Roofs
7. Asphalt (We will examine a bid for the repair/replacement and talk about a repair schedule to avoid major expenses in the future.)
8. Metal railings. (The thought is to stay with the present color to have some color contrast with the color of the headers. Ralph will touch up as needed.)

Andrea Gaytan moved to accept alternative plan B to include Letters of Intent for fence, parapet repairs, and to Narrow Leaf for dumpster if funds permit this. Karen 2nd the motion. Motion approved unanimously. Board-approved capital expenditures are \$50,590.00 total. Carol Fowler will make the changes and keep track of the capital expenditures on the spreadsheet.

Association Manager's Report

Tina reported the purchase of the elliptical for the fitness center, which provides us with a better price and warranty. Cost is to be \$3,816.96. **Karen Peterson moved that the Association purchase this elliptical, 2nd by Gondeck. Motion passed unanimously.**

Unfinished Business

In consultation with our lawyer, a letter of reprimand was written for a former Board member regarding mismanagement. **Andrea Gaytan moved that the lawyer-vetted letter of reprimand be sent to the former Board member. Gondeck seconded the motion. Andrea and Gondeck supported the motion. Joshua abstained and Karen voted against the motion. The motion did not pass since three supporting votes were needed.** Joshua abstained because he was not on the Board when the mismanagement took place. The letter will be archived with the official minutes kept in the office as explanation of the situation.

Karen Peterson moved that we ratify the decision to approve the contract with Narrow Leaf for \$24,980.00 for the year that was decided at the March 16, 2009, meeting. Andrea Gaytan seconded the motion to ratify. Motion passed unanimously. It was necessary to ratify the decision made on March 16 because only three Board members were present, and the Bylaws require at least four Directors for a quorum on expenditures in excess of \$20,000.00 over a year's period.

Boot for flagrant parking violators. Andrea reported on the parking rules, and it was determined that Zia would undertake too much of a liability risk. **Karen Peterson moved that because of the risk of liability, we should not engage in booting for flagrant parking violators. The motion was seconded by Joshua Wells. The motion passed unanimously.**

Furnace replacement prices. Allied Air Conditioning came in at \$3500.00 + tax. We are not in receipt of Cartwright's estimate as yet. We need estimates on furnace replacement so that owners may have a choice of prices and companies.

Clubhouse Internet access. No Internet yet; Comcast and Grappa are being looked at for wireless. Motion tabled.

New Business

Gate signage is \$120.00. **Joshua Wells moved that the Association not add a sign to the gate warning drivers not to rush the gate. Karen 2nd the motion. Motion passed unanimously.**

Warning letter to dog owners. Andrea read the letter. **Karen moved to table the letter of warning to all dog owners. Andrea 2nd the motion. Motion passed unanimously.**

Guidelines for owner-landlords. **Andrea moved to table this issue, 2nd by Karen. Motion to table passed unanimously.**

Revision of Policies and Procedures Handbook. **Tabled until next meeting.**

Next regular Zia Board Meeting will be held on Monday, May 4, 2009, at 5:30 p.m.

Karen moved to adjourn the meeting, seconded by Joshua. The meeting adjourned at 7:20 p.m.

Joshua W. Wells, Secretary