

## **MINUTES OF THE 2.9.2010 ZVHOA BOARD MEETING**

**PRESENT:** Brenda Watson, Chris Farrell, Ben Rael, Gondeck and Tina.  
**Call to Order/Quorum:** Then meeting was called to order at 6:40 pm, and a quorum was present.

**MINUTES:** The Minutes of 11.10.209 and 1.12.2010 were approved as printed.

**TREASURER'S REPORT:** Ben proposed incremental increases in HOA fees -- 2.4 - 2.6%. This would keep the Association solvent. Chris asked about a projection on roof repairs and if these increases by percentage would cover that expense. The Board believed the increases would cover roof repairs. The Treasurer's Report was placed on file.

### **REPORTS:**

**President - Valerie Stasik and Carol Fowler called to complain about the lack of timely snow removal on 2.8.2010, and sent the President of the Board a letter of complaint with suggestions for improving the situation. The letter was discussed and the Board concluded that the dogs could take care of their business on their owners' patios during bad weather.**

**Manager's Report:** Charter CD was extended to 18 months. All signed who were required to do so. Wells Fargo CD Matured on 2.10.2010 - the Bank will be sending a check for the balance on the CD, as we will not be renewing it with them. The following banks will be considered for the highest rate of interest on a CD with the shortest period of time to tie up our money:

**NM Bank and Trust  
Los Alamos Bank  
First National Bank  
Century Bank**

**The Board approved \$150 to get rid of 20 boxes of records. Chris mentioned that owner's information needed to kept for 3 years.**

**The bid to remove Russian Olive trees will include stump removal.**

**We are not obligated to honor Ortiz's bid to paint the perimeter fence, nor to renegotiate it. Ralph would put in a bid to paint the fence that would come in under Ortiz's bid of \$12,610 to paint the fence.**

**All roofs are warrantied until 2018, except for the few not done by AAA Roofing.**

**Security will check the pool area nightly around midnight, as there was a complaint of sexual activity in the hot tub in the wee hours of 2.2 and 2.3.2010. Tina stated that the security camera in the Fitness Center helped catch a thief, who happened to be a guest.**

**UNFINISHED BUSINESS:**

**1. Repairs to 5-103 - make a list of work to be done on re-texturing her ceiling. Ralph would come in within 24 -36 hours of receipt of the list and do the work and the woman in 5-103 would sign off on it.**

**2. On a motion of Ben, which was seconded by Chris that a lock not be put on the back gate into the arroyo, the motion was adopted.**

**NEW BUSINESS:**

**A. Canales Repair - has been approved, we're waiting for warm weather.**

**B. Lock on back gate into arroyo - failed.**

**C. Priorities List was updated with safety items being put at the top of the list.**

**D. Discussed bids. We have bids on work that needs to be done, but are waiting for warmer weather. Tom from Narrow Leaf came and made a bid on each picture submitted by Valerie Stasik of cracks in the lower breezeway of Building 2. If there was more than 1 bid for a job, we took the lowest price. Chris can get at least 3 bids on just about anything. For landscaping we need to get indigenous trees and native grasses and do xeriscaping around Building 2 to keep it from flooding all the time.**

**E. Eric will get an additional week of leave, but he has to carry and use a pager, which will cost \$18/month.**

**F. Opening Clubhouse - on a motion of Ben, which was seconded by Chris, that Zia Vista employees be paid time and a half for work done over their regular work hours, i.e. snow removal, checking the pool on weekends or opening and closing the Clubhouse after events, with a 1 hour minimum for each trip. The motion was adopted.**

**G. Non-profit Report - the President, Vice President and Treasurer all signed off in it.**

**H. Boxes for packages have been installed at both mailbox areas by the Post Office, at no request from or cost to the Association.**

**I. Tina will email Board Members with CD rates.**

**J. Next meeting will be 3.9.2010 at 6:30 PM at the Clubhouse.**

**ADJOURNMENT: The meeting was adjourned at 8:07 PM.**

**Diane Leffler,  
Secretary**