

KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 23, 2012 – 7:00 P.M.

Call To Order – Bob Bierly, President called the meeting to Order at 7:00 P.M.

Certify Posting of Notice – Notice of this meeting was posted on April 21, 2012 on the clubhouse bulletin board and on the Association’s website - in due time for the meeting.

Roll Call – Present were Bob Bierly, Gregg Zychowski, Ken Nadler, Monika Kopczynski, Jim Rice, Joe Kluepfel and Frank Flesch.

Minutes of previous meeting – The Minutes of the March 26th Board meeting were read by Ken Nadler. On a Motion by Jim Rice and second by Gregg Zychowski, the Minutes of the March 26th meeting were approved with a change on Page 3 as noted by Ken as follows: **Ken Bradley – clubhouse supplies – not Ken Nadler.**

Management Report – Kathy presented her monthly report to all Board members for their review. Correction to the delinquent section – should be as of March 31, 2012. On a Motion by Gregg Zychowski and second by Frank Flesch, the management report was approved as submitted.

Officer Reports - Monika read the Treasurer’s report for March 2012 stating the balance in the Operating Account was \$ 24,705.95. The balance in the Reserve Account is \$ 210,416.93. Delinquent accounts with a total delinquency of \$38,553.88 at end of month. Jim Rice questioned Monika on disbursements in the March report. On a Motion by Gregg Zychowski and second by Frank Flesch, the March report was accepted as presented.

Committee reports – Mrs. Flori Dakoff presented the Minutes of the last Design Review Board meeting, which showed there were no applications presented at the April 18, 2012 meeting.

Jake Clarke gave a brief report on the lawn service committee, which is attached to these Minutes. He noted that since January 1, 2012 there have been 42 complaints reported. 24 complaints have been signed off on by the homeowners. 15 are still open and 1 has been completed by West Coast but the homeowner refuses to sign off on the complaint. 2 complaints have been referred to the Master Association as they concern drainage problems on Master Common Area. Further discussion on lawn committee and Jake advised owners not to “mess” with their irrigation timers. Jake advised the lawn service is mowing at the 4.5 inch height. Continued discussion on lawn.

Ken Bradley submitted his report from the Committee Evaluation Committee – which is also attached to these Minutes. Joe Kluepfel commented on the various committees: DRB, lawn, social, etc. Jim Rice commented on the committees that were needed in KVV: DRB, perhaps a welcome committee.

Correspondence- Bob asks the Board if correspondence could be moved to the New Business portion of the Agenda. All Board members agreed.

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Old Business –

Meeting to interview Attorneys on April 27, 2012. Discussion took place concerning the meeting on April 27 when the Board will meet with the firms of Rabin * Parker, P.A. and Anne Malley, P.A. BOD discussion ensued about the interviews with the various attorneys and the unit on Sandy Hill Lane. Ken had questions about the interview process and questioning the law firms (being seen as free legal advice). Bob stated he and Monika had issues with the current attorney and sought the advice of Debbie Reinhardt (owner of RPM). Mrs. Reinhardt advised (after meeting with Bob and Monika) they should move forward to interview other firms. Additional discussion ensued concerning liens and foreclosures. Bob discussed examples of what the previous BOD had approved thru their current attorney. He stated that the BOD approved renting certain units with approval by the owner. As there was no response from the owners, the current attorney asks what the BOD wanted to do next? Further comments on lien/foreclosure process. Discussion on sale of 2512. At this time, the sale has not gone thru. Ken asks that RPM furnish an updated list of each delinquent unit and what position they are in relative to lien/foreclosure. Continued discussion on liens/foreclosures and what can be done today and moving forward. Gregg asked why they couldn't table this discussion until after they hire a new attorney. Further discussion of status of liens on certain property in the Villas. Discussion on Bankruptcy. Ken asks that RPM furnish an updated list of each delinquent unit and what position they are in relative to lien/foreclosure. Kathy states she will furnish the most current report but will not submit it with the manager's report as this is not for public knowledge. She further cautions that this information is not to be discussed with members of the community. Ken asked about the process involved with collections (letters sent, etc.). Board member asks why sale of 2512 was considered an emergency. Further discussion on 2512 and liens. Jim Rice commented that the judge he works with has given him two other names of attorneys the Association could look into when deciding to change law firms.

Mother's Day Brunch – Jake Clarke reported that several of the men in the community would host a Mother's Day brunch for the ladies in the Villas community (spouse, Mother, etc.). Lucille Miazga had question about the menu being served, as the time listed was 10:30 A.M. Jake Clarke replied that the affair would be catered with various menu items (two types of quiche, juices, coffee, bagels, donuts, fruit salads, etc.). Lucille noted that this affair would be limited to 50 people as that is the clubhouse limit. Further discussion ensued concerning who would be eligible to attend (Mother, sister, etc.)

Cost analysis donuts vs. risers - There are costs involved with changing out the sprinkler heads from the current height to the 6" risers – which would increase coverage areas. However, this will be reviewed vs. the cost (\$4800 pr yr.) of cutting out the donuts. The lawn committee will be discussing this with West Coast at the next lawn meeting.

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New Business –

Sale of 2521 Sandy Hill Court – A prospective buyer for the home is slightly under the age of 55. This person has written the BOD asking for an exemption and seeking approval to move into the community. BOD discussion took place. The BOD agreed to give permission to this prospective owner to purchase the unit.

May 2012 BOD meeting – Noting the fourth Monday in May is Memorial Day, after discussion, the BOD agreed to move the monthly BOD meeting to May 21, 2012 at 7:00 P.M.

Quotes for Pool repairs in 2013 – Joe Kluepfel, pool committee chair, stated the finish in the pool is eroding and a jet has rust around the side of it and is in need of replacement. Joe feels the best time to refinish the pool would be September time frame. Joe will be getting bids (and updating the bids received two years ago) as he feels this may need to be done sooner, rather than waiting until 2013. Further discussion takes place on quotes and when the project should be done – 2012 or 2013.

Correspondence – Bob Bierly hands Ken Nadler a letter and asks Ken to read it. The letter states that Bob is resigning as President. Bob states he will remain on the Board as a Director until the end of his present term. Monika then nominates Joe Kluepfel as President. The nomination is seconded by Bob Bierly. Kathy states a Motion and second is on the floor. Kathy asks if the Board will vote on the Nomination by show of hands or secret ballot. The Board votes by show of hands unanimously in favor of Joe Kluepfel as President. Joe accepts the position.

Meeting open to residents –

Heating pool – Master willing to increase the heat in their pool to 83 degrees. Discussion took place. Bob will discuss at next Master's meeting. Jim Rice asked about trimming around the ponds. Bob stated he would discuss this with Aquatic Systems when they come next week. Lucille states that the cleaning in the ladies room needs improvement – especially in the handicapped stall. Also, the lounges at the pool need repair/replacement. Discussion on replacing lounges and cost for replacement. Pool committee will discuss and get bids for BOD review at the May meeting.

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Meeting Open to Residents Contd.–

Monika wants to personally thank Bob for his work in the community.

Flori Dakoff thanks Bob Bierly for his years of work for the Villas. She states that she hopes people will “step up” and help the new Board and volunteer to work. She thanks Bob’s wife Bonnie also for the work she has done on the Association’s website.

Adjournment –

On a Motion by Frank Flesch and second by Monika Kopczynski, the meeting adjourns at 8:50 P.M.

Respectfully submitted May 6, 2012
Kathy Schafer, Recording Secretary

Date Approved: _____

Approved by: _____