

Minutes of the September 12, 2017 Meeting of the Vistas Condominium Association

Board Members Present:

Nic Santoli.....Vice President

Jean Rakowski.....Treasurer

Joni Fraundorfer.....Member-at-Large

Sharon Goins.....Secretary

Others Present:

Sharon Meyer.....Homeowner

Tim Kirchner.....Northern Virginia Management

Call to Order

The meeting was called to order at 7:05 P.M. with a quorum of Board members present.

Members' Forum

Joni Fraundorfer and the Board thanked Nic Santoli for the grounds cleanup work that he has done on his own since the last Board meeting. No other issues were presented.

Approval of May 2017 Minutes

Upon a motion made and approved, the May 2017 minutes were approved. It was noted that the 2017 draft Annual Meeting minutes will be approved at the 2018 Annual Meeting.

Approval of Agenda

Upon a motion made and approved, the agenda for the current meeting was approved.

Treasurer's Report

Jean Rakowski presented the report.

Condominium Manager's Report

Tim Kirchner had Nic Santoli sign the State Corporation Commission Annual Report for the Association.

No re-sale packets were requested.

No vehicles were towed from the lot.

New Business

Tim Kirchner then presented the landscaping proposal he had received from Joni Fraundorfer and Nic Santoli outlining clean up and plantings to be carried out on the common grounds by willing residents.

Upon a motion made and approved, it was decided that a total of \$1,500 of Association funds will be spent to reimburse Nic Santoli for the \$332.69 he has spent for plants and supplies to date and to purchase additional plants to be planted before the first frost.

The 2018 draft budget for the Association was then presented. It represents operations being carried out in 2018 with no increase in condominium fees and was unanimously approved by all Board members present.

A request made by a ground floor owner to put an opening in their patio enclosure was not followed up on, so no further action will be taken by the Board.

There were no significant difficulties found by the Association's auditor in the annual audit, so Treasurer Jean Rakowski signed it.

Executive Session

Adjournment

Upon a motion made and approved, the meeting was adjourned at 7:42 P.M. The next meeting of the Board will be held on November 14, 2017.