

## **Minutes of the Vistas Board of Directors Meeting**

**August 13, 2019**

### **Board Members Present:**

Nic Santoli-President

Jean Rakowski-Treasurer

Sharon Goins-Vice President

### **Others Present:**

Tim Kirchner-Northern Virginia Management

Sharon Meyer-Resident

### **Call to Order:**

The meeting was called to order at 7:00 P.M. with a quorum of members present, reflecting new officer positions decided upon in a brief Board meeting following the June Annual Meeting.

### **Approval of Agenda:**

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

### **Approval of Minutes:**

Minutes from the June Annual Meeting will be approved in October 2019

### **Treasurer's Report:**

Treasurer Jean Rakowski reported that there are no condo fees delinquencies.

### **Manager's Report:**

Tim Kirchner reported that several cars had been towed since his last report. He also reported that the balance on the Association's loan for the major repairs

done to the outside of the complex is down to \$80,000. The Board decided to keep paying monthly payments on the loan rather than making a lump sum payment to pay it off in December 2019. With monthly payments, the loan will be paid by May 2020. No need for an increase in condo fees is foreseen in 2020.

Tim reported that he will send out notices within the prescribed time to announce the Board's decision to change the Annual Meeting month to October of each year and that another meeting will therefore be held October 8, 2019.

### **Members' Forum:**

A member pointed out that notices of meeting dates are not being posted on the Association's website and that some meeting minutes are missing. Tim will look at website to update the schedule and he will see that all 2019 meeting minutes are posted.

### **New Business:**

At its brief June meeting, the Board decided that Nic Santoli will hold the President's position, Sharon Goins will serve as Vice President, Jean Rakowski will continue on as Treasurer and Joni Fraundorfer will serve as Secretary. One position on the Board will be on the ballot at the next Annual Meeting.

Next, the Board briefly discussed the landscaping proposals Tim included in the Board book. No firm decisions were made at this meeting, and Tim was asked to get proposals from Blade Runners for the new year so that the Board can compare proposals from the potential new companies and Blade Runners.

The Board next discussed the continuing problems the community experiences with the dumpsters. It was decided to have a locksmith put a push button style lock on the door to the hut to see if that serves as any deterrent to non-resident use of the dumpster.

Additionally, Tim was asked to look in to having moss removed from the outside walls and roof of 10206, to schedule interior touch up painting, update his contract with The Vistas as pointed out in the recent audit, to schedule a meeting between the Board and the new Vistas insurance agent and to contact the

company that trimmed the cherry trees along Bushman Drive to see if they can remove the dying trees and replant new ones.

There being no further business to discuss, the meeting was adjourned at 8:00 P.M.

The next Annual Meeting of the Vistas will be held on October 8, 2019 and the next Board of Director's Meeting will be held on November 12, 2019.