

Minutes of the Meeting of the Board of Directors Vistas Condominium Association

November 13, 2018

Board Members Present:

Blake Roth-President

Nic Santoli-Vice President

Sharon Goins-Secretary

Others Present:

Tim Kirchner-Northern Virginia Management

Sharon Meyer-Resident

Call to Order:

The meeting was called to order at 7:06 P.M. with a quorum of members present.

Approval of Agenda:

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

Treasurer's Report:

Tim Kirchner gave the report in Treasurer Jean Rakowski's absence. He reported that Association expenditures are slightly over budget for the period due to leak repair costs. He also reported that delinquencies are at only about 1% currently.

Manager's Report:

Tim Kirchner reported that several cars had been towed during the period for missing tags and/or parking passes. He also presented the Board with suggested language to be approved concerning the 2018 association audit.

The following resolution was approved unanimously by Board members present:

"The Association elects to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion."

Members' Forum:

No issues were brought to the attention of the Board during the Forum.

New Business:

Following discussion concerning obtaining bids for new landscaping/snow removal companies, it was decided that it is too late to switch for next year, and that Tim will work on obtaining bids for 2020. In the meantime, the Board approved the contract from Bladerunners for 2019 landscaping and snow removal.

Next, following discussion about snow removal/parking procedures for the upcoming winter, it was decided that Tim would put together a draft of procedures and circulate it to Board members for approval. This will be done by email.

Finally, Tim was asked to have the new cleaning company put together a checklist for tasks to be completed by their cleaning crew that is tailored to the Vistas property.

There being no further business to discuss, the meeting was adjourned at 7:45 P.M. The next meeting of the Board will be held on February 12, 2019.