

Minutes

VHCA Board of Directors

May 25, 2012

Lehner residence

Board Members present: G. Braun, M. Lewis, S. Lehner, C. Biltoft, P. Kelly, R. Shea

VHCA Members present: J. Lehner, B. Oberman

President Greg Braun called the meeting to order at 9:00 a.m.

* Secretary's report – none given.

* Treasurer's report - Sheri Lehner reported that the checking account balance was \$97,778. Of that total, \$58,027 was allocated to houselots roads; \$3,635 was allocated to farmlots roads; \$118 was allocated to coqui grant fund; \$35,996 was allocated to waterfront donations. She advised further that accounts receivable amounted to \$83,912. Overdue assessments amounting to \$38,879 had been liened.

* Roads Committee – Chair Chris Biltoft reported on improvements to cul de sacs, including clearing trees and vegetation and laying down gravel. He is finalizing a draft ROW Policy for the Board to consider at the next Board meeting.

* New Business:

- Foreclosure of Liens. Upon motion (M. Lewis), seconded (C. Biltoft), the Board voted unanimously that the President send a letter to owners of each of the properties liened for failure to pay annual assessments. The letter, to be sent certified, will inform the property owners that the matter will be turned over to an attorney to begin foreclosure proceedings, if an owner does not pay the balance due or make suitable arrangements within 30 days.

The Board further discussed obtaining a retainer agreement from the association's attorney for review at the next meeting.

* Old Business:

- Subdivision appeal: Upon motion (R. Shea), seconded (P. Kelly), the Board voted unanimously to go into Executive Session to review attorney-client matters.

* Executive Session.

Adjournment: 10:38 a.m.