

Volcano Cymbidium Acres Road Maintenance Corp.

VCARMC Annual Newsletter September 2022

Aloha Members,

The board of VCARMC will be holding our annual meeting via Zoom again this year on October 15, 2022, at 4 pm. We urge you to participate and consider joining the board. Our current president, Michael Froebel, has stepped down and has been temporarily replaced by Vice President, Ina Wolfe. Also, stepping down this year is Secretary Julie Williams. We thank Michael and Julie for their service. At this time, four additional board members are needed to keep the VCARMC board functioning. The alternative is to consider shutting down the board.

We want to thank Warren Gilbert for all his years of dedicated service in helping keep Cymbidium Acres easements clear and cut back. Since he isn't available to return to the position for the foreseeable future, we have found a new landscaper who will be coming in to take over the reins. We also want to thank all the members who have been helping with keeping their easements clear and even helping with some of the surrounding lots in Warren's absence. The board has signed a one-year contract with Zack Smith of Zacksapes. There has been a one-time clearing of the easements to about four feet back. He will also provide quarterly mowing of the easements through out the entire subdivision.

Unlike many other subdivisions, VCARMC's roads are not owned in proportionate shares by the lot owners but are held in a separate lot with its own TMK. During our recent tenure, the board has discovered there is clouded title on that ownership. The cloud does not affect our operations, as VCARMC was legally formed to maintain the roads, not necessarily to own them. After doing a title search, we found out that the previous owners went bankrupt, and the successor trustees did not convey title to themselves or to VCARMC. We are currently working to get title transferred to VCARMC since the board believes it is in VCARMC's best interest to have clear title to the roads we are maintaining. If the trustee cannot convey title to us, we may need to file a Quiet Title Action. We must hire an attorney to assist us in the legal process.

Thank you to all the owners who voted to increase the assessment last year. As we know it was a significant jump in dues for many owners, and with the economy in the state it is in we have voted not to raise the dues by the 10% the board is allowed to this year. However, in speaking with the paving companies, their costs have gone up almost 40% from the previous year so we do need to address funding yet again. The road association fees will need to continue to increase if we are to maintain and improve the roads. The board anticipates starting in 2024 increasing the assessment by the maximum allowed of 10% a year.

Currently our total annual assessment comes out to \$39,000.00 per year. As of this letter there are 17 owners past due two years or more for an amount of \$7,900.00 still owed.

The current balance in the account for road maintenance is \$67,303.08. A breakdown of the annual budget is below. This budget does not include the amount required by the attorney to assist the board in filing a Quiet Title if need be or the costs to file liens on the past due assessments. Those fees are yet to be determined.

Insurance	\$2,611.39
Mailings	\$600.00
Landscaper	\$5,300.00 *For 2022-23 only-One time clearing of easement \$2500, then \$700 quarterly.
Zoom Account	\$150.00
Asphalt Patch	\$500.00
Total	\$9161.39

The Annual Meeting is again being held virtually via Zoom on Oct 15, 2022, at 4 pm. This will be the forum to discuss budgets and other road maintenance issues.

The Zoom invite is included on a separate page in this mailing. All owners who provided an email address will be sent a link a week prior to the meeting that you can use to log in.

If you have questions or concerns, we recommend joining the annual Zoom meeting in October, volunteering for the board, or becoming an officer.

The VCARMC Board