

VCARMC Annual Meeting Minutes  
10/21/2023 4 pm, Cooper Center  
In Person and on Zoom

**Present:** President - Gigi Lee, Vice-President - Michael Stacy, Treasurer - Kris Scanlon, Secretary - Marlene Phillips.

Board Members: Theresa Sommer, Michael ~~Mc Kenneth~~, Casey Kinney, Marc Bowser, Bud Muth.

Landowners: Phil Gagoric, Julie Williams, Dan and Donna Shimabuku, Buddy Norwood, Tim Cardin, Sharon Morads, Katie Geiger, H. John Morads, Hart Phillips, Scott and Candy Hauan, Bob Carter for Pam Bukalski.

On Zoom: Andrew Birman, Daniel Kea (board member), Danielle Pacific, Robin Scanlon. Roll call was by sign-up sheet.

I. **Call to Order** by President Gigi Lee at 4 pm.

II. **Roll Call** by sign-up sheet.

III. **Approval of minutes:** After the reading of last years annual meeting minutes, Michael ~~Mc Kinney~~ moved to approve the minutes, Theresa Sommer 2nd. All agreed.

IV. **Old Business:**

a. **Treasurer's Report: Kris Scanlon**

1. We have \$91,345.00 at hand and no outstanding bills.
2. There are 16 properties past due for a total of \$9,850, including the liened properties. The current assessment totals \$42,000.
3. If a property is 3 years past due in fees, a letter is sent out stating that if the amount is not paid by a certain date, a lien will be placed on the property. The lien expires in 6 years and can be renewed. 7 owners were sent the letter. 2 paid up (a total of \$3650) and liens were placed on 5 properties. The legal fees for the process amounted to about \$1,200 and were billed to the delinquent owners.
4. Our annual budget consists of  
Insurance \$2,700  
Mowing, Cutting back. \$5,000  
Asphalt patch \$900  
Admin. Mailings. \$400 - \$500  
Accounting Software. \$390  
Zoom Account. \$150
5. 2024 Assessments , including a 10% increase, are ready to be mailed out.

b. **Roadside Maintenance:** Casey Kinney reported that our previous maintenance person, Zach, asked to double his fees for this year. Casey worked very hard to find someone who would work for the previous amount. This is Mr. Kramer. One of the problems for our maintenance person is the pig damage.

c. **Roadside Weed Spraying** is conducted by volunteers, led by Mark Bowser. A property owner asked how to find out when volunteer efforts are needed. It was suggested the person give the board their email address and come to the board meetings, which are held the second Thursday of January, April, and July at 7 pm at Casey Kinney's home. Dates are Jan, 11, April 11, and July 11, 2024.

d. **Easements:** We have 40 ft. wide roadways: Two 12 ft. Easements and 14 ft. of road. The first 4 ft. of easement along the road should be kept clear of rocks and plantings, or the owners are responsible to maintain ~~the~~ their easements.

e. **Pothole Repair:** Kris Scanlon purchased and used 28 bags of asphalt at \$32 per bag to fill potholes. He has been making sure our roads are in good shape and it shows.

f. **Quiet Title:** Kris Scanlon has been working many hours with the firm of Ted Hong for VCARMC to attain ownership of TMK 142, which includes Olomea St. and the 4 streets running down vertically from Olomea. Currently, the TMK belongs to Marine Financial Development Co., which was renamed THC Financial and went bankrupt in 1996. It then changed hands many times. Originally, 1/177 th was to be deeded to every owner. Once we attain ownership, the 21 - 22 owners on Wright Rd. will be given the choice to either pay VCARMC fees or opt out of membership. Then our bylaws can be changed and we will have more clout. Owners asked many questions, to which there will be clearer answers in the future.

#### V. **New Business:**

a. **Three openings for the board:** Nobody volunteered.

b. **Other New Business:** One owner asked who is responsible for encroaching plants on property lines (not VCARMC's business) and in the easements. Once we own the roads, rules can be put in the by-laws.

Coqui control: Kris has a tank with acid.

Some owners were concerned about the need to keep raising annual fees. Marc Bowser explained that the cost for chip/sealing a road has gone up from \$25,000 to \$125,000.

If owners have any other specific questions, they can send a letter to VCARMC and will get an answer.

The partner of one owner wanted to be given the names of all those who voted to double the yearly fees. He was told voting is private and no names are taken. The same person was against owning 1\177 th of the common roads, because it would leave owners open to law suits. That is not likely, plus we have insurance.

And lastly, the board acknowledged all the hard work Kris Scanlon has done for VCARMC, and the many hours he has spent with this volunteer work!

VI. **Adjournment:** John Morads moved to adjourn the meeting. Casey Kinney 2nd. Meeting adjourned at 5:40 pm.