

VCARMC Quarterly Meeting
Thursday, April 11, 2024 by Zoom
Draft Minutes respectfully submitted by Marlene Phillips

Present: Gigi Lee (President), Michael Stacy (Vice President), Kris Scanlon (Treasurer), Marlene Phillips (Secretary), Theresa Sommer, Marc Bowser, Michael McKenney, Bud Muth, Daniel Kea. Hart Phillips (Land Owner).

Call to Order: At 7:06 p.m, by Gigi Lee.

Approval of Minutes: The Board Meeting Minutes of January 11, 2024 were approved unanimously; Michael Stacy moved, Mike McKinney seconded.

Treasurer's Report: By Kris Scanlon

- 1) Checking Account: \$ 35,334.39
Investment Account:\$ 90,919.10
Total Funds: \$126,253.49 Insurance was paid in March.
- 2) Collections: \$ 18,030.00 collected from 21 past-due owners
- 3) Still Outstanding: Liens: 5 Owners (our cost:\$1,200), 3 years past due: 3-4 Owners
Owe for 1-2 yrs: 10-12 owners

Tax form for non-profit organization was filed.

Kris has begun year 2 using Quickbooks at \$32 per month. He is asking for a second board member willing to work with the account, if he is not available.

3) Legal Work: The County acknowledged the joint ownership of our 155 members by reflecting it on the County Tax Records (exceptions are the 22 lots on Wright Rd). That concludes our attorney Mr. Hong's work on this matter. Total cost: \$2,100.

Old Business: Roadside Maintenance: Marc Bowser

The road maintenance group is doing a good job. Chris Kramer asked if we wanted to have the gingers sprayed instead of cut down. We decided to leave things the way they are because the length of time involved for the spray to take effect and possible lot owners complaints. However, since we need more spray for the easements, we voted to purchase the new spray Marc had researched. Mike S. moved, Theresa seconded. Kris mentioned that 10 to 12 bags of patch are needed to fill potholes. Marc volunteered to help.

New Business:

1) Road Ratings: Michael Stacy

Mike would like everyone to participate in rating needed sections for road repair from 1 to 6, after he and several others walked the roads and labeled the sections as to repair needs. He then calculated and presented the results on spread sheets.

Marc extensively researched available road repair methods. Theresa suggested hiring Loeffler to repair our roads in sections, like they did in Mauna Loa. Prices per no. of sections and sq. yards are needed. This is a good way to show owners that we are working on the problems.

2) Website: Michael Stacy

With the help of Mike's spreadsheet, Gigi will pick a company to help set up a website.

3) By-Law Changes:

We agreed to all submit proposals in writing. Kris will put them together and submit them to our attorney.

Adjournment: At 8:35 p.m.. Theresa moved, Kris seconded. Next Meeting on 7/11/2024.