

Vintage Oaks Condominiums  
Meeting of the Board of Directors  
Thursday, January 26, 2017

Meeting of the Board of Directors of the Vintage Oaks Condominiums. Meeting held in the Vintage Oaks Clubhouse.

**DIRECTORS PRESENT:** Rebecca Reich  
Gene Russell  
Bob Martinek  
Alexander Kent

**Guests:** Eric Johnson - Management  
Michael Bass – Bear Consulting

Call to Order: 6:00

Quorum: 4 of 5 present

#### **Meeting Minutes**

**MOTION:** Rebecca made a motion to approve the Board meeting minutes of November 2016.

Seconded: Bob

Approved: Unanimous

Motion carried.

#### **Financial Report**

December 2016- Operating-\$14,912, Replacement Reserve-\$48,807, Construction Reserve-\$62,288. The full financial statement is posted on the Association website.

#### **Presentation – Bear Consulting**

Michael Bass, President, Bear Consulting

Mr. Bass discussed the process for building envelope study, developing scope of work, and contractor selection, for exterior repairs at Vintage Oaks.

#### **Landscape Maintenance**

**MOTION:** Bob made a motion to approve the Professional Services Agreement, with Bear Consulting, for the amount of \$5,000. Work to include scope of work, request for proposals, and contractor selection.

Seconded: Alex

Approved: Unanimous

Motion carried.

**Parking Issue**

The placards marking carports for units #24 & #27 were switched improperly some time ago. The Board instructed VO maintenance to return the placards to their original locations, which is indicated on the site map recorded with the County.

**Investment Rentals**

The Vintage Oaks governing documents allow for up to 22 investment rental units. If the number of rental units falls below 22, the Board is authorized to offer the right to rent units to existing owners.

MOTION: Rebecca made a motion to make investment rental allocations available to existing owners, whenever the number of rentals drops below 22, based on longevity of ownership.

Seconded: Alex

Approved: Unanimous

Motion carried.

Open Forum

**ADJOURNMENT**

Meeting adjourned at 7:50pm