

Kings Park West Community Association
Board of Directors Meeting Minutes
July 13, 2011

In attendance: Joe Meyer, Armand Fournier, Jim Messinger, Larry Velte, Virginia Scattergood, Mark Heppner, Linda Bufano.

Meeting called to order at 7:30pm.

Approval of June Meeting Minutes: The June minutes were reviewed; Linda motioned to approve, Larry seconded; approved 7-0. The annual meeting minutes had been approved electronically by the board.

Treasurer's Report: The board was informed that the current checking account balance as of June 30, 2011 is \$664.38; the savings account is at \$11,495.75; there are 2 general fund CD's in the amount of \$5,233.18 each, bringing the grand total to: \$35,033.29

Armand has asked that he and Mark be added onto the bank accounts. Jim will coordinate with them to ensure this happens.

The budget has been loaded into the system and the insurance bill was paid electronically, saving the Association \$100 per year. There will be a credit showing on next month's financials due to the release of liens.

Assessment Response: As of June 30, two households on the payment plan are paid in full; all liens will be removed from these homes as soon as possible (within 90 days of final payment). One household is left on the payment plan and is up to date.

The bills have gone out from RCS for the 2011-2012 assessment. The statement looks different this year, and references a website where members can sign up for electronic statement delivery. The Board was not notified by RCS that this option was being added onto the statement. Legal Counsel Bob Segan will need to review this to ensure that electronic assessment processing is in compliance with the by-laws, and Armand will speak with RCS to be sure paper statements go out next year regardless of sign up for electronic delivery to ensure homeowners receive it.

Tree Removal: J&L has completed its work and the bill has been paid accordingly. The one tree in question on Commonwealth was removed as it was determined to have been part of the original plan.

RCS Contract Renewal/Performance: The Board had voted electronically to approve the RCS contract for another year. Because the contract was received late, it needed to be done electronically so the Board chose this meeting to discuss RCS performance issues. The discussion included the chronic and consistent lack of response to e-mails and phone calls from Board members, particularly the officers; failure in the past to pay the insurance in a timely manner; and the annual issue of Virginia State Corporation Commission documents being sent in late and requiring the payment of a late fee (which RCS usually pays).

Armand reviewed the details of the contract, and Larry discussed why a management company was needed for the Association. Jim then detailed the numerous problems he has had with RCS, including a phone call earlier that day in which he was told some of his expectations were not RCS' responsibility. Specifically, no assistance nor input to the Board's attempt to respond to Goldklang's 2010 audit was received; inaccurate monthly reports were given by RCS; and finally, Jim felt he had to compensate too much for a paid vendor and was not respected. After

further discussion on these issues, Jim gave a letter of resignation to Armand stating that he believed RCS was doing the Association a great disservice and he would not continue as Treasurer beyond midnight on December 14, 2011. However he would remain on the Board for the remainder of his term.

Linda and the Board members expressed their concern over Jim's resignation and expressed their appreciation for his time and outstanding service. Armand agreed to talk with Rod at RCS about the issues mentioned during the meeting and as collected by Jim. In addition Armand will invite Rod to attend an upcoming Board meeting.

Cell Tower Notification: The official notification to the Board about the cell tower review was received.

Hearing no new business, Linda motioned to adjourn; Joe seconded. Concluded at 8:27 pm.