

Victor Gardens Single Family Homeowners Association
Board of Directors & Architectural Review Committee Meeting
Thursday, Dec. 17, 2009, 7:00PM
Victor Gardens Neighborhood Activity Center

Present: John Roehrich, Roger Donoghue, Julie Bixby, Ron Mehl and Mark Viker.

Meeting Minutes

1) Call to Order:

John called the meeting to order at 7:00PM

2) Approval of Minutes:

Reviewed 10/15/09 minutes. Roger moved to approve Ron seconded. All were in favor.

3) Resident Forum

No residents chose to speak at this time.

4) Committee Reports

a) Architectural Review Committee

- i. Reviewed and approved Architectural & Landscape Change Applications.
- ii. Architectural Review & Design Guidelines clarification:
Mark and Ron reported some confusion because two different versions of the Guidelines have been distributed to homeowners, builders and the City. Victor Gardens Community Association (Master) Board & ARC agreed to use the Guidelines version that is on file with the City of Hugo, dated 10/18/2000 and is titled [Victor Gardens Residential Design Guidelines, Architectural Review & Design Guidelines for the Architectural Review Committee \(ARC\)](#). There are a few differences between this officially recognized document and a draft one, dated 8/2000 given to many residents years ago by CPDC. The SFV AAC wants to inform the SFV ARC that it is using the 10/18/2000 document, and advises the SFV Board/ARC to do the same if it hasn't already.

5) Management Report

None

6) Financial Report

Roger presented financial reports. John discussed future budget for potential future legal/collection fees. \$12,529.35 positive variance on income and \$2357.83 positive variance in expenses. \$14,887.18 before reserves. True net income is \$15,315.53. 2010-2011 budget will be proposed by Casey Groff in the next few months. Mark moved to accept the financial report. Julie seconded. All were in favor.

Action Item: Roger will check with Casey Groff about carrying over the excess.

7) Unfinished Business:

- a) Resident information packet: The idea was set aside because no volunteers stepped forward to compile the information for the packet.
- b) Ryland homes color diversity: Roger spoke with Ryland homes and registered feedback with them about the lack of color diversity of 3 adjacent homes.
- c) Reviewed modifications to Architectural & Landscape Change Application. The application was changed to simplify the process, clarify what is requested to complete the submission, and more clearly spell out the penalties for non-compliance. Mark presented a revised Architectural & Landscape Change Application to the Board/ARC. Discussion was tabled until next meeting after all have had a chance to review the revised document. Mark will also forward a copy to Casey Groff for her professional opinion.

Action Item: Mark will send revised application to Casey and report her findings back to the Board.

Action Item: John, Ron, Julie, and Roger will review revised application and be prepared to discuss at next meeting.

8) **New Business:**

- a) John & Roger provided updates on dues payments. Only a few are behind, and a few others have small balances likely due to late fees.
- b) John reported that a proposed management agreement from Community Development, Inc. is expected in the next few months.
- c) Update from Master ARC
 - i. Mark reported news from the Master ARC of a significant improvement of the Master ARC committee's process. Mark now chairs the Master ARC, schedules monthly meetings. ARC's members are working together, recognizing there are specific "Requirements" that the City of Hugo and our VG Covenants and Bylaws specify, in addition to the more commonly recognized (but less specific) building "Guidelines".
 - ii. Victor Gardens East 2nd Addition. (*The area in which most of the Ryland Homes are Built*) Ryland Homes will not complete the purchase of the lots in VG East 2nd Addition as expected. A new builder, [Minks Custom Homes](#), has been conditionally approved by Master ARC to build one model home in time for the Spring 2010 Parade of Homes. Minks would like to complete the remaining few lots in that area with their homes.

9) **Review of Action Items:**

- a) Roger will check with Casey Groff about financial matters.
- b) Mark will send revised application to Casey and report her findings back to the Board.
- c) John, Ron, Julie, and Roger will review revised application and be prepared to discuss at next meeting.

10) **Next Meeting:**

Likely to be scheduled for Mid February. Will be announced via victorgardensnews.org and via Victor Gardens subscription email.

11) **Adjournment:**

Julie moved to adjourn the meeting. Ron seconded. All in favor. Meeting adjourned 8:15pm.