

Date: October 7, 2017
Villa Mykonos
On site
Board Meeting

Board Action Items

Subject

Action

Attendance Brandy Jones, Keith Brown,
Steve Luttrell, Dino Leonardi, Brian Yaklich, Ken Jacobi/manager

Owner's

Minutes The minutes for July 2017 and September 2017, were approved with corrections.

Financial Statement The August and September 2017 financial summary was approved.

Board Proposals

- Motion was approved to make special assessment for 2017 the fee of \$200.00.
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CALL TO ORDER: _____ Brandy Jones President

Brandy called the meeting to order @ 10:00 a.m. pacific time on October 7, 2017.

General Manager Report: _____ Ken Jacobi

- Had to have A/C repaired in unit #4 at the cost of \$480.00.
- The front gate was repaired at the cost of \$280.00.
- Waiting on pool repair bill from leaking of gaskets.
- 1 Rental.
- Have hired a new housekeeper.
- Loose roadrunner in unit #1.
- Homeless camped out in unit #5.

Financial Report: _____ Keith Brown CFO

For the September 2017 Financials:

The Balance Sheet shows:

· As of September 30, 2017, the Association has \$91,755.01 in cash in bank accounts.

· The current balance on the remaining long-term loan from an owner is: \$0.00 (Villa Mykonos/CIT-IOA free from any L-T liability owed to creditors.)

The Income and Expense Report for this Fiscal Year to Date - July 1, 2017 to June 30, 2018 shows:

· TOTAL INCOME - Actual Fiscal Year to Date: In Dollars \$160,492.90

Budget Fiscal Year to Date: In Dollars \$155,356.46

As a Percentage 103.31%

· TOTAL EXPENSES –

· Actual Fiscal Year to Date: In Dollars \$64,650.63

· Budget Fiscal Year to Date: In Dollars \$63,361.60

As a Percentage 102.03%

○ TOTAL NON-RESERVE EXPENSES –

○ Actual Fiscal Year to Date: In Dollars \$63,178.29

Budget Fiscal Year to Date: In Dollars \$62,032.26

As a Percentage 101.85%

○ RESERVE EXPENSES –

○ Actual Fiscal Year to Date: In Dollars \$1,472.34

Budget Fiscal Year to Date: In Dollars \$1,329.34

As a Percentage 110.76%

v The Total Net Income: (\$95,842.27)

Owner Relations: _____ Brian Yaklich

- Made a few phone calls to delinquent owners which I relayed to Brandy, Keith and Ken upon finding that most are uncooperative in either avoidance or identity denial.

Marketing: _____ Dino Leonardi

- Have a meeting scheduled tentatively for the end of October. Was able to connect with Debbie Tinker and Judith Franks. Still trying to connect with Bart Thornton.
- Still working on something to do with Pride Weekend.
- Working on list of different opportunities to bring in revenue or advertise.
- Looking forward to what we could do during White Party in the spring.

Secretary: _____ Steve Luttrell

- Looking into new wi-fi gadget to improve our wi-fi connection.
- Present a few example of Fiverr examples.

President Report: _____ Brandy Jones

- Along with Ken we discussed about doing an A- shaped front sign for better visual effect. Waiting on cost estimate.

- Made a list of property improvements that possibly owners could assist in improvements and keep labor cost down.

Old Business: _____ Everyone

- Keith's pool refinishing guy is still interested, just waiting for air temp. to be right.
- Keith is looking into pergola repairs.
- Keith picked up sample of tile to replace remaining carpet in pet units.
- Started to work on deciding which owners we allow to take advantage of the new "Hardship" program.

New Business: _____ Everyone

- Look into improving our website with current host. Then make decisions from there about updating the website to make it more current and relevant.
- Keith brought artificial turf to replace grass in pet units for esthetic improvement.
- Keith has someone to purchase furniture items.

Next VM Teleconference:

November 21, 2017 @05:00 p.m. pacific time

Motion To Adjourn:

12:30 p.m. pacific time