Regency Cooperative Association

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2014 RCA BOD MEETING MINUTES

Minutes

January 13, 2014 Co-op Board Meeting

Attendees: Fred Beauchamp, Bruce Clough, Al Kales, Barbara Hatch, Phil Coe, Stu Yourish (via Face Time), Cathy Roper, Sue Reitzig (administrator), and Ken Barter (guest).

The meeting was called to order by Beauchamp at 7:03 pm.

Beauchamp thanked Barter for attending the meeting.

The agenda for the meeting was approved.

The treasurer's report (attached) was approved. Yourish indicated that he would be filing the appropriate forms to the IRS on January 25th that relate to the Co-op.

The administrator's report (attached) was approved.

It was noted that no vendor surveys were received in the past month.

As follow-ups, Kales has again attempted to contact Woody's Sudden Service and Hatch has again attempted to contact Schaffer Construction to find out if they are interested in becoming Co-op vendors. Since neither company has been back in contact, it was decided that no further contact would be attempted, and it is now up to these companies to contact a member of the Board.

A timeline and procedure for the 2014 Board election was discussed with input from Barter who has volunteered to serve as election steward. The timeline and procedure were approved noting that as the first item on the timeline is to announce the election and issue a call for candidates, a blast would be sent to the members of the Co-op on January 17th informing them of such and establishing a cutoff date of February 7th to submit any statement of interest. Beauchamp indicated that he would then contact those submitting an interest statement. A second blast will be sent to the members on March 17th including the list of candidates and announcing the date and location of the annual membership meeting. Barter will then tabulate votes as they come in via email. Votes will be only via email and in person at the annual membership meeting to be held on April 17th.

Since Tony Stremic has indicated his desire to step down as Co-op web master, a meeting was held with Stremic, Beauchamp, and Bill Cook since Cook has indicated that he will consider becoming web master. No commitment from Cook has been given at this time. A decision was approved to remove Board members' email addresses and phone numbers from the web site. A statement will indicate correspondence through the Co-op web site or by information obtained in the community directory.

An updated vendor-board member list and Co-op goals for 2014 were discussed and approved.

The next meeting will be on February 10, 2014, location to be determined.

The meeting was adjourned at 7:46 pm.

Submitted by Phil Coe, Secretary

AS OF January 13, 2014

FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	Actual YTD 2014	Budget 2014	Actual 2013	Actual 2012	Actual 2011	Actual 2010	Actual 2009
Income - Dues	225.00	1,550.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00
14.52%							
Expenses:							
Admin Fees	(131.25)	(1,100.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00
Website fees	(59.85)	(300.00)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	0.00	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	0.00	(297.80)	0.00
Tax Report Costs	0.00	(50.00)	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)
Gifts	0.00	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)
Vendor Fair	0.00	0.00	0.00	0.00	0.00	(81.39)	(203.43)
Bank Charges	0.00	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Opening Balance	0.00	0.00	0.00	0.00	0.00	0.00	376.76
Total Expenses	(191.10)	(1,550.00)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)
12.33%							
Net Income (Loss)	**33.90**	**0.00**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**
Cash Balance Sept 30	4,157.37		4,123.47	3,660.48	3,768.58	3,135.18	1,566.50

Administrator's Report
January 13, 2014

Number of Members:		451
	Condos:	27
	Georgetown :	137
	Single Family:	287

Number of new members since last report: 1; 2 members moved.

Vendor Activity:

- Sent reminders for updated insurance to Convenience Car Care (2nd reminder sent last night); Dominion Craftsman (received); Gainesville Plumbing (2nd reminder sent last night); AMS; and Handyman 4 Your Home.
- Sent updated membership list to vendors
- Sent requests for renewed agreements to Nelly's Cleaning Service and My House Cleaning (also insurance update) last night.

Respectfully submitted,
Sue Reitzig

Minutes 2014 RCA BOD MEETING MINUTES

February 10, 2014, Co-op Board Meeting

Attendees: Fred Beauchamp, Bruce Clough, Cathy Roper (via Skype), Phil Coe, and Sue Reitzig (administrator). Stu Yourish, Al Kales, and Barbara Hatch were not in attendance.

The meeting was called to order by Beauchamp at 7:05 pm.

The agenda for the meeting was approved.

The treasurer's report (attached) was approved.

The administrator's report (attached) was approved.

It was noted that one vendor survey was received in the past month.

With regard to the upcoming election of new Board members, it was agreed to by the Board that no new solicitations are needed since there are enough candidates to fill the positions that are being vacated. Each current member of the Board is to contact a selected candidate to discuss with the candidate their continued interest in serving on the board, to answer any questions that they may have, and to discuss the voting process including the candidate's written description of their background, qualifications, and interests. A draft blast to be sent by Reitzig on March 17 was discussed and approved. Beauchamp mentioned that the ballroom in the clubhouse has been reserved for the annual meeting to be held on April 17. Reitzig will prepare paper ballots for the meeting.

Tony Stremic has decided to continue as webmaster with Bill Cook as backup.

The Board discussed various topics that should be included in the next article in the Regency Review and these include emphasizing the use of vendor surveys, encouraging members to attend the annual meeting, and noting the range of services offered by vendors by looking at the web site which range of services apply to all home types in Regency. Beauchamp indicated that he would ask Hatch to prepare the article.

Topics that would be covered by Beauchamp in the annual meeting were discussed. It was decided by the Board that the importance of vendor surveys would again be emphasized. Members would be informed that these surveys are for Board member use and results cannot be shared since the Board does not recommend particular vendors. The Board only makes sure that vendors are properly insured and licensed and offer discounts. Beauchamp also will ask the members what they might like to see in what vendors could offer. Beauchamp will also discuss the continued growth of the Co-op.

The next meeting will be held on March, 10, 2014, time and place to be determined.

The meeting was adjourned at 7:42 pm.

Submitted by Phil Coe, Secretary

Administrator's Report
January-February 2014

Number of Members:		458
	Condos:	27
	Georgetown :	136
	Single Family:	295

Number of new members since last report: 9; 5 members moved.

Vendor Activity:

- Sent reminders for updated insurance to Convenience Car Care (received); Dominion Craftsman (received); Gainesville Plumbing (received); AMS (2nd notice sent out); and Handyman 4 Your Home (received).
- Sent updated membership list to vendors (both in January and February)
- Sent requests for renewed agreements to Nelly's Cleaning Service and My House Cleaning (all received).

Sent blast to members regarding volunteers to serve on Board.

Respectfully submitted,
Sue Reitzig

AS OF January 13, 2014

FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	Actual YTD 2014	Budget 2014	Actual 2013	Actual 2012	Actual 2011	Actual 2010	Actual 2009
Income - Dues	350.00	1,550.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00
22.58%							
Expenses:							
Admin Fees	(168.75)	(1,100.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00
Website fees	(59.85)	(300.00)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	0.00	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	0.00	(297.80)	0.00
Tax Report Costs	0.00	(50.00)	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)
Gifts	0.00	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)
Vendor Fair	0.00	0.00	0.00	0.00	0.00	(81.39)	(203.43)
Bank Charges	0.00	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Opening Balance	0.00	0.00	0.00	0.00	0.00	0.00	376.76
Total Expenses	(228.60)	(1,550.00)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)
14.75%							
Net Income (Loss)	**121.40**	**0.00**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**
Cash Balance Sept 30	4,244.87		4,123.47	3,660.48	3,768.58	3,135.18	1,566.50

AS OF January 13, 2014

FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	2014	2013	2012	2011	2010	2009	Total
Income - Dues	350.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00	11,900.00
Expenses:							
Admin Fees	(168.75)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00	(4,995.93)
Website fees	(59.85)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)	(1,257.39)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	(126.54)	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	(297.80)	0.00	(297.80)
Tax Report Costs	0.00	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)	(201.00)
Gifts	0.00	0.00	(400.00)	(100.00)	(200.00)	(100.00)	(800.00)
Vendor Fair	0.00	0.00	0.00	0.00	(81.39)	(203.43)	(284.82)
Bank Charges	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00	(68.41)
Opening Balance	0.00	0.00	0.00	0.00	0.00	376.76	376.76
Total Expenses	(228.60)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)	(7,655.13)
Net Income (Loss)	**121.40**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**	**4,244.87**
							Cash in Bank

March 10, 2014, Co-op Board Meeting Minutes

Attendees: Fred Beauchamp, Bruce Clough, Cathy Roper (via Face Time), Phil Coe, Barbara Hatch, Al Kales, Stu Yourish (via Face Time), and Sue Reitzig (administrator).

The meeting was called to order by Beauchamp at 4:11 pm.

The agenda for the meeting was approved.

The treasurer's report (attached) was approved. Yourish reminded the Board that a new treasurer will be needed since he is moving, and that he will work with the new treasurer to ensure a smooth transition.

The administrator's report (attached) was approved.

The vendor's survey report was discussed.

The upcoming election of new Board members was discussed with particular note to the blast that will be sent on March 17. Only four candidates remain as of the date of this meeting. If any new candidates come along, their inclusion on the blast will be entertained.

A revised blast was prepared by Beauchamp with added emphasis on write-in candidates. This revised blast was approved.

The annual meeting on April 17 is still set for the ballroom in the Clubhouse. It was suggested that Reitzig prepare 50 paper ballots to be used at the meeting by those attending the meeting who had not yet voted via email.

A problem that one resident had with a vendor was discussed. However, the Board decided that no further action by the Board is necessary.

The Board discussed a time for future meetings, and it was agreed that future meetings will be held, as in the past, at 7:00 PM on the second Monday of each month. Beauchamp indicated that he needs to be able to lock in a meeting time at the Clubhouse.

The next meeting is the annual meeting and will be held in the Clubhouse at 7:00PM on April 17.

The meeting was adjourned at 4:42 pm.

Submitted by Phil Coe, secretary

Administrator's Report
March 2014

Number of Members:		459
	Condos:	27
	Georgetown :	137
	Single Family:	295

Number of new members since last report: 1

Vendor Activity:

- Sent two blasts regarding Toll Maintenance snow removal plan.
- Sent request for insurance updates from Options for Senior America (received) and Geek at Your Service (received).

To date, I have received election bios from Jack Strauss, Patrick Meehan and Robert Prosser.

Respectfully submitted,
Sue Reitzig

AS OF February 28, 2014

FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	2014	2013	2012	2011	2010	2009	Total
Income - Dues	450.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00	12,000.00
Expenses:							
Admin Fees	(168.75)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00	(4,995.93)
Website fees	(79.80)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)	(1,277.34)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	(126.54)	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	(297.80)	0.00	(297.80)
Tax Report Costs	0.00	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)	(201.00)
Gifts	0.00	0.00	(400.00)	(100.00)	(200.00)	(100.00)	(800.00)
Vendor Fair	0.00	0.00	0.00	0.00	(81.39)	(203.43)	(284.82)
Bank Charges	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00	(68.41)
Opening Balance	0.00	0.00	0.00	0.00	0.00	376.76	376.76
Total Expenses	(248.55)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)	(7,675.08)
Net Income (Loss)	**201.45**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**	**4,324.92**
							Cash in Bank

Minutes of the Regency Cooperative Association Board of Directors Meeting 2014 BOARD MEETING MINUTES

May 12, 2014

Attendees: Fred Beauchamp, Bruce Clough, Stu Yourish, Al Kales, Cathy Roper, Sue Murphy, Pat Meehan, Jack Strauss, Sue Reitzig. Absent: Barbara Hatch, Brian Callaghan

The meeting was called to order by Fred Beauchamp at 7:04 PM.

New board members were introduced and retiring board members were thanked for their service.

The meeting agenda was approved.

Election of new Board members was conducted with the following results:

President: Fred Beauchamp

Vice President: Brian Callaghan

Secretary: Jack Strauss

Treasurer: Sue Murphy

The treasurer's report was explained in detail by Stu Yourish and approved by the Board.

The administrator's report was submitted and approved.

The need for a Regency Review article was discussed. When no one volunteered to write the article Beauchamp said that he would ask Barbara Hatch to again author the piece for the quarterly publication.

An updated board member- vendor contact list was reviewed and approved.

The lack of response to numerous requests to Motter Landscaping that they provide an updated agreement with the Cooperative was discussed. The Board agreed to advise Motter through the Administrator that if an updated agreement is not received by Sunday May 18, 2014 the vendor will be removed from the Cooperative web site.

The issue of whether or not Cooperative membership conveys when a member moves to a different address within the Regency community was discussed. Beauchamp said that he would check the minutes of previous board meetings and contact past board members to see if a Board decision had been made on this issue in the past.

Sue Reitzig reviewed the responsibilities of the Administrator for the benefit of the new Board members.

Beauchamp led a discussion of a process for responding to emails received by the Cooperative through its website. He agreed to develop and circulate to the Board a process that will be used in determining who responds to which types of emails.

The Board agreed to continue meeting on the second Monday of each month at 7 PM in the Regency Clubhouse.

Meeting was adjourned at 8:04 PM.

Submitted by Jack Strauss, Secretary

Minutes of the Regency Cooperative Association
Board of Directors Meeting
June 9, 2014

Attendees: Fred Beauchamp, Sue Murphy, Cathy Roper, Barbara Hatch, Brian Callaghan, Jack Strauss, Pat Meehan and Sue Reitzig

The meeting was called to order by Fred Beauchamp at 7:00 PM.

The Agenda was approved.

The treasurer's report was discussed and the report will be completed within the next week. All members will receive a copy from Sue Murphy.

The administrator's report was submitted and approved.

The board voted to approve a change to the Cooperative Association charter allowing membership to remain in effect when moving within the Regency community.

The issue of proof of liability insurance for vendors was discussed. It was agreed that when the need arises for updated proof of liability insurance or renewal of a vendor's agreement, the Administrator will send a notification to the vendor requesting the necessary documentation. If no response to such request is received in 30 days, the matter will be referred to the appropriate Cooperative Board member. That Board member will contact the vendor with a request that the updated documentation be sent to the Administrator. The vendor will be informed that his or her company will be removed from the Cooperative listing if such documentation is not received within 14 calendar days of the Board member's phone call or email.

Motter Landscape and Mr. Rooter will be contacted by Sue Murphy and given until June 23rd 2014 to comply with insurance requirements.

A discussion was brought to the table on the need for a house watching service. The issue will be looked into by Brian Callaghan and will be discussed at the next meeting.

Sue Murphy will contact Malack Electric to ascertain if a price break for generator installation and or servicing is or can be included in their vendor agreement with the Cooperative.

Fred Beauchamp thanked the board members for volunteering their service and asked to be notified if a board member is not able to attend a monthly board meeting.

It was agreed that the annual Regency Cooperative Association membership meeting will be held on April 16, 2015 in the Clubhouse ballroom.

Sue Reitzig informed the board that the idea of resuming community "meet and greets" was being discussed in the Owners Association's Communications Committee. These orientation sessions give new members of the community an opportunity to learn more about clubs and organizations like the Cooperative. Sue suggested and the board agreed that participation in such an event would benefit the Cooperative. Beauchamp said that he would represent the Cooperative and speak at such a gathering.

The meeting was adjourned at 7:55 PM.

Submitted by Jack Strauss
Secretary

Administrator's Report
June 9, 2014

Number of Members:		465
	Condos:	27
	Georgetown :	139
	Single Family:	299

Number of new members since last report: 1 (4 members moved)

- Sent letter of explanation and apology to member regarding outdated agreement being posted on website. Have received no further correspondence from the member.

Vendor Activity:

- Received updated agreement from Motter Landscape. However, liability insurance was also expired since February 22. Sent him another e-mail on May 17. He responded on May 21, saying he'd have his insurance company send it. To date, this has not been received.
- Received several notices from Mr. Rooter's insurance company, saying that their insurance with them had been cancelled. Sent them an e-mail on May 25, saying we'd have to receive new insurance information by June 1 or we'd have to remove them. To date, have not received anything.
- Sent final request for insurance update to Barr Chem-Dry, Let It Shine Mobile Detailing Service
- Sent final notice for new or confirmed agreement to Decorative Glass solutions and Gainesville Plumbing
- Received insurance update from Door Pro America.
- Received updated agreement from Geek @ Your Service
- Received an inquiry from a massage therapist, Diane McCawley, wanting to become one of our vendors. She comes to people's homes and says she's licensed and insured. Has no clients at Regency now, but can provide references. I referred her to the website on May 25 for how to submit a proposal; have not received anything yet.
- Received another inquiry from Todd Peenstra, the antique appraiser who's interested in being one of our vendors and is scheduled to come to a Happy Hour. I referred him to the website on June 5 for how to submit a proposal.

Respectfully submitted,

Sue Reitzig

REGENCY CO-OP BUDGET SUMMARY
AS OF June 13, 2014
FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	Actual YTD 2014	Budget 2014	Actual 2013	Actual 2012	Actual 2011	Actual 2010	Actual 2009
Income - Dues	725.00	1,550.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00
46.77%							
Expenses:							
Admin Fees	(393.75)	(1,100.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00
Website fees	(159.60)	(300.00)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	0.00	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	0.00	(297.80)	0.00
Tax Report Costs	(25.00)	(50.00)	(25.00)	(50.00)	(50.00)	(50.00)	(25.00)
Gifts	(100.00)	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)
Vendor Fair	0.00	0.00	0.00	0.00	0.00	(81.39)	(203.43)
Bank Charges	(2.00)	0.00	(36.41)	0.00	(26.00)	(7.00)	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Opening Balance	0.00	0.00	0.00	0.00	0.00	0.00	376.76
Total Expenses	(680.35)	(1,550.00)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)
43.89%							
Net Income (Loss)	**44.65**	**0.00**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**
Cash Balance Sept 30	4,168.12		4,123.47	3,660.48	3,768.58	3,135.18	1,566.50

REGENCY CO-OP FINANCIAL STATEMENT SUMMARY
AS OF June 13, 2014
FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	2014	2013	2012	2011	2010	2009	Total
Income - Dues	725.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00	12,275.00
Expenses:							
Admin Fees	(393.75)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00	(5,220.93)
Website fees	(159.60)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)	(1,357.14)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	(126.54)	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	(297.80)	0.00	(297.80)
Tax Report Costs	(25.00)	(25.00)	(50.00)	(50.00)	(50.00)	(25.00)	(225.00)
Gifts	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)	(900.00)
Vendor Fair	0.00	0.00	0.00	0.00	(81.39)	(203.43)	(284.82)
Bank Charges	(2.00)	(36.41)	0.00	(26.00)	(7.00)	0.00	(71.41)
Opening Balance	0.00	0.00	0.00	0.00	0.00	376.76	376.76
Total Expenses	(680.35)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)	(8,106.88)
Net Income (Loss)	**44.65**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**	**4,168.12**

Cash in Bank

Minutes of the Regency Cooperative Association
Board of Directors Meeting
July 14, 2014

Attendees: Fred Beauchamp, Sue Murphy, Cathy Roper, Barbara Hatch, Brian Callaghan, Jack Strauss, Pat Meehan and Sue Reitzig

The meeting was called to order by Fred Beauchamp at 6:57 PM.

The Agenda was approved.

The process for approving monthly board minutes was discussed. It was agreed that the draft minutes would be circulated among board members. Suggested changes/additions would be proposed and a final draft sent to the board for approval prior to posting on the Co-op web page.

The treasurer's report was discussed and Sue Murphy highlighted various expenses incurred and paid during the previous month. All board members were given a copy of the Regency Co-op financial statement and a copy of the budget summary, both as of July 14, 2014.

The administrator's report was submitted and approved. It reflected receipt of insurance updates for a number of vendors including Motter Landscape and Mr. Rooter. The report also noted the addition of three new co-op members and the loss of one member who moved out of the community.

Additionally, all current vendors were sent an updated Regency Co-op member list.

Fred Beauchamp read the revision to the charter that was approved at the June 2014 board meeting allowing members to remain in the Co-op when moving within the Regency community.

Sue Murphy spoke to Malack Electric about installation and maintenance of standby generators. She reported that Malack will sell generators at cost to co-op members if they (Malack) do the installation.

Brian Callaghan did research for house watching services and found no local companies offering this service. It was agreed that with respect to non-vacation properties, neighbors are the best alternative option. This issue will be tabled.

It was brought up that our resident agent will be retiring and the board will see if we can find a replacement. The resident agent serves as point-of-contact for the Virginia State Corporation Commission with which the co-op is registered.

It was agreed that our vendors will continue to be required to show proof of liability insurance and that the co-op charter would continue to reflect that requirement.

Sue Reitzig also stated that she will send out a blast to the vendors asking them to explore having their liability insurance companies send out automatic insurance renewals to the Coop directly.

Sue Reitzig agreed to contact Blue Grass Irrigation and Tall Oaks Enterprises Landscaping about joining our Coop.

Jack Strauss agreed to look into vendors that provide home energy audits.

It was agreed that the co-op board will not meet in August and the next meeting will be on Monday, September 8th at 7:00 P.M.

The meeting was adjourned at 7:56 PM.

Submitted by Jack Strauss
Secretary

Administrator's Report
July 14 2014

Number of Members:		467
	Condos:	27
	Georgetown :	139
	Single Family:	301

Number of new members since last report: 3 (1 member moved)

Vendor Activity:

- Received updated insurance from Barr Chem-Dry, Let It Shine Detailing, Motter Landscape, Mr. Rooter, Garneski HVAC, Nelly's Cleaning Service, and T.L. Kave Construction.
- Received new agreement from Gainesville Plumbing and Permatreat; sent to Tony for posting on website.
- Sent notice for updated insurance to Amazing Skylights, Malack Electric, Permatreat (received), Shah's Sedan Service (received), Shaw Services,
- Sent notice for updated/renewed agreement to Lynch & Associates (architect)
- Sent updated membership list to all vendors.
- Sent two e-mails to Decorative Glass Solutions for renewal of agreement and had no response. Referred to Brian Callaghan, who contacted them. They were supposed to send a reply on 7/11, but we have received nothing as yet.
- Have received no further communication from the massage therapist or the antique appraiser.

Respectfully submitted,

Sue Reitzig

REGENCY CO-OP FINANCIAL STATEMENT SUMMARY
AS OF July 14, 2014
FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	2014	2013	2012	2011	2010	2009	Total	Check
Income - Dues	725.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00	12,275.00	12,275.00
Expenses:								
Admin Fees	(475.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00	(5,302.18)	(5,302.18)
Website fees	(179.55)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)	(1,377.09)	(1,377.09)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	(126.54)	(126.54)	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	(297.80)	0.00	(297.80)	(297.80)
Tax Report Costs	0.00	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)	(201.00)	(201.00)
Gifts	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)	(900.00)	(900.00)
Vendor Fair	0.00	0.00	0.00	0.00	(81.39)	(203.43)	(284.82)	(284.82)
Bank Charges	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00	(68.41)	(68.41)
Opening Balance	0.00	0.00	0.00	0.00	0.00	376.76	376.76	376.76
Total Expenses	(754.55)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)	(8,181.08)	(8,181.08)
Net Income (Loss)	**(29.55)**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**	**4,093.92**	**4,093.92**
							Cash in Bank	

Minutes of the Regency Cooperative Association
Board of Directors Meeting
September 8, 2014

Attendees: Fred Beauchamp, Brian Callaghan, Sue Murphy, Cathy Roper, Jack Strauss, and Pat Meehan

The meeting was called to order by Fred Beauchamp at 7:02 PM.

The Agenda was approved.

The treasurer's report was discussed and approved. Sue Murphy will continue to work on a discrepancy of $19.95 with Ihost.

The administrator's report showed four new members and receipt of updated agreements and proof of insurance from a number of vendors.

Old Business:

Fred Beauchamp reported that Michael Long has agreed to serve as the Cooperative's resident agent, replacing Jerry Loftus. The resident agent serves as point-of-contact for the Virginia State Corporation Commission. Mr. Long plans to attend the October meeting of the Cooperative board of directors.

Brian Callaghan has found a home watching service. We are waiting for paperwork to be completed for Regency Home Watch Services LLC, after which the business will be added to our vendor list.

A renewal agreement for Decorative Glass Solutions was discussed and it was determined that such an agreement was informally on hand.

New Business:

A member's complaint about A-1 Appliance Repair was discussed but the board agreed that no action was necessary at this time.

Home Energy Detective, Inc. was approved as a new vendor and a blast will go out announcing the addition.

The board discussed adding pet sitters as vendors. Cathy Roper will look into it.

Also discussed, was a need for home interior decorators. Brian Callaghan and Cathy Roper will follow up with businesses they are familiar with.

The next meeting of the Regency Cooperative Association board of directors will be on October 13th, 2014 at 7 PM in the Regency Clubhouse.

The meeting was adjourned at 7:55 PM.

Submitted by Jack Strauss
Secretary

Minutes of the Regency Cooperative Association

Board of Directors Meeting
October 13, 2014

Attendees: Fred Beauchamp, Cathy Roper, Sue Murphy, Jack Strauss, and Barbara Hatch. Also attending were Michael Long, RCA Registered Agent, and Sue Reitzig, Cooperative Administrator.

The meeting was called to order by Fred Beauchamp at 7:00 PM.

The Agenda was approved as amended.

Mr. Beauchamp introduced Michael Long who has volunteered to serve as the Cooperative's registered agent per State of Virginia requirements. Michael explained his position and furnished copies of Title 13.1-833, Chapter 10 of the Virginia Nonstock Corporation Act, which addresses registered office and agent requirements of the Virginia State Corporation Commission.

Mr. Beauchamp furnished copies of the Fiscal Year Financial Statement Summary and Budget Summary as of September 30, 2014. Treasurer Sue Murphy reported an end-of-fiscal-year balance of $4,137.07 which included a deposit of $75 for three new members. Mr. Beauchamp advised Sue is resigning as Treasurer and expressed appreciation for her service. He reported that Brian Callaghan graciously offered to take over the position. A motion was then made, seconded and approved to appoint Mr. Callaghan as Treasurer.

The Administrator's report was reviewed and it was noted that the Cooperative had continued to gain new members during September 2014.

The Board continued its discussion of potential new vendors. Cathy Roper is searching for a pet-sitting service as well as a vendor that can service gas fireplaces. Fred Beauchamp is working to add an appliance repair firm. Cathy Roper agreed to approach the Regency health and fitness group and seek its recommendations for health and wellness-related vendor services. Sue Murphy offered to research in-home pet grooming services. All of this is in keeping with the Board's goal of expanding the scope of goods and services offered to members of the Regency Cooperative Association.

Proposals from the following new vendors were accepted by the Board: Bridgette's Interiors; Regency Home Watch Services, LLC; J&L Interiors; and Nutrition CPR, LLC. A proposal from Home At Last Interior Decorating was tabled pending receipt of an amended proposal. A blast will be sent to the Co-op membership announcing the new vendors and the board member-vendor interface assignments will be updated accordingly.

Beauchamp circulated a proposed planning timeline for the 2015 RCA board of director election and the Association's annual meeting scheduled for Thursday, April 16, 2015. More information will follow.

Beauchamp informed the Board that Tony Stremic, the Cooperative's webmaster, has offered to write an article on the RCA website for the next issue of the Regency Review.

The next meeting of the Regency Cooperative Association will be held on November 10, 2014 at 7:00 PM

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Barbara Hatch
Acting Secretary

REGENCY CO-OP BUDGET SUMMARY
AS OF September 30, 2014
FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	Actual YTD 2014	Budget 2014	Actual 2013	Actual 2012	Actual 2011	Actual 2010	Actual 2009
Income - Dues	950.00	1,550.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00
61.29%							
Expenses:							
Admin Fees	(575.00)	(1,100.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00
Website fees	(234.40)	(300.00)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	0.00	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	0.00	(297.80)	0.00
Tax Report Costs	(27.00)	(50.00)	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)
Gifts	(100.00)	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)
Vendor Fair	0.00	0.00	0.00	0.00	0.00	(81.39)	(203.43)
Bank Charges	0.00	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Opening Balance	0.00	0.00	0.00	0.00	0.00	0.00	376.76
Total Expenses	(936.40)	(1,550.00)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)
60.41%							
Net Income (Loss)	**13.60**	**0.00**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**
Cash Balance Sept 30	4,137.07		4,123.47	3,660.48	3,768.58	3,135.18	1,566.50

REGENCY CO-OP FINANCIAL STATEMENT SUMMARY
AS OF September 30, 2014
FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	2014	2013	2012	2011	2010	2009	Total	Check
Income - Dues	950.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00	12,500.00	12,500.00
Expenses:								
Admin Fees	(575.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00	(5,402.18)	(5,402.18)
Website fees	(234.40)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)	(1,431.94)	(1,431.94)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	(126.54)	(126.54)	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	(297.80)	0.00	(297.80)	(297.80)
Tax Report Costs	(27.00)	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)	(228.00)	(228.00)
Gifts	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)	(900.00)	(900.00)
Vendor Fair	0.00	0.00	0.00	0.00	(81.39)	(203.43)	(284.82)	(284.82)
Bank Charges	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00	(68.41)	(68.41)
Opening Balance	0.00	0.00	0.00	0.00	0.00	376.76	376.76	376.76
Total Expenses	(936.40)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)	(8,362.93)	(8,362.93)
Net Income (Loss)	**13.60**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**	**4,137.07**	**4,137.07**
							Cash in Bank	

Administrator's Report
October 2014

Number of Members:	471
Condos:	29
Georgetown :	138
Single Family:	304

Number of new members since last report: 4 (2 members moved)

Vendor Activity:

- Received agreement and proof of insurance from The Home Energy Detective. Forwarded to Fred. After it was accepted by Board, sent post-acceptance letter.
- Sent blast regarding The Home Energy Detective and removal of A1 Appliance.
- Received updated insurance from Landscape & Design Center, Toll Landscape and Shaw Services.
- Sent e-mail to Ross Tree Services, from whom I received and e-mail and insurance, asking that they send an agreement to us. That was sent on 9/9. Have received no reply as yet.
- Sent renewal notice to Shaw Services (received, no changes), Amazing Skylights (received, no changes), Dominion Craftsman (received, no changes), Barr Chem-Dry (received, no changes), PWC Computer Services (received, no changes), Shah Sedan Service (received, no changes), Weed Man (received, no changes), Dan's Power Wash, Mr. Rooter.
- Sent notice re insurance renewal to Absolute Carpet Care and PWC Computer.
- Received proposals and insurance from Nutrition CPR, J&L Interiors, Home at Last and Regency Home Watch Services. Forwarded same to the Board for review.

Respectfully submitted,

Sue Reitzig

2014 RCA BOD MEETING MINUTES

Minutes of the Regency Cooperative Association
Board of Directors Meeting
November 10, 2014

Attendees: Fred Beauchamp, Sue Murphy, Cathy Roper, Brian Callaghan, Jack Strauss, Pat Meehan, Barbara Hatch and Sue Reitzig

The meeting was called to order by Fred Beauchamp at 6:30 PM.

The Agenda was approved.

The treasurer's report was discussed and approved.

The administrator's report was discussed and reviewed. An updated members list was sent to all vendors.

A blast went out regarding our four new vendors.

Final notice went out to Mr. Rooter regarding new agreement. Sue Murphy is checking on the accuracy of the current email address for that vendor.

Regency Home Watch's clarified price list will be incorporated into its proposal (approved by the RCA board at its October 2014 meeting).

Old Business:

Sue Murphy is exploring Ernie's Dog Spa and Absolute Pawfection Mobile Spa as potential in-home pet grooming vendors.

Cathy Roper will continue to look for a pet sitting service as well as health and wellness services.

Williams Service – Gas Fireplace services and Old Dominion Appliance repair have not responded yet to overtures to join the RCA as vendors. This will be followed up by Cathy Roper and Fred Beauchamp.

New Business:

Home at Last Décor was approved as a new vendor. A blast will be sent to Cooperative membership announcing this. A revised board member-vendor interface listing was distributed.

An article written by RCA webmaster Tony Stremic was approved for publication in the January 2015 issue of the Regency Review.

Web services program and cost changes were discussed. Brian Callaghan will contact I-Host and provide details and a recommendation at the next RCA board meeting.

Board president Fred Beauchamp announced that he will not seek a second two-year term on the RCA board of directors in 2015. Cathy Roper and Barbara Hatch indicated that they will run for a second two-year term. The election process will be discussed more beginning at the January 2015 board meeting.

The next meeting of the RCA board of directors will be on December 8, 2014 at 7:00 p.m., at the Regency Club House.

The meeting was adjourned at 6:58 PM.

Submitted by Jack Strauss
Secretary

2014 RCA BOD MEETING MINUTES

Minutes of the Regency Cooperative Association
Board of Directors Meeting
December 8, 2014

Attendees: Fred Beauchamp, Sue Murphy, Cathy Roper, Brian Callaghan, Jack Strauss, Pat Meehan, and Sue Reitzig

The meeting was called to order by Fred Beauchamp at 7:01 PM.

The Agenda was approved.

The treasurer's report was discussed and approved. Elements of the 2015 budget were reviewed by the Board. Brian Callaghan will prepare and submit required end-of-year IRS forms.

The administrator's report was reviewed and discussed. Five new members were added to Cooperative membership roles during November 2014, bringing the total to 481. One vendor declined to renew participation in the Cooperative (Affordable Management Solutions).

Old Business:

Sue Murphy has not yet heard from a pet grooming service and will continue follow-up actions.

Top Choice Pet Care responded favorably to Cathy Roper's suggestion that it submit a proposal to become a vendor. That proposal was reviewed and subsequently approved by the Board. Pat Meehan was designated board member responsible for issues regarding Top Choice Pet Care.

Cathy Roper reported that Williams Service – Gas Fireplace services - has not responded to our request to submit a proposal. The Board agreed to drop that business from consideration as a vendor.

Fred Beauchamp reported that Old Dominion Appliance Repair has also failed to respond to invitations to join the Cooperative as a vendor. The Board agreed to drop that business as well from consideration as a vendor.

A Health and Wellness Service will not be added to the vendor list at the present time but will be considered in the future if deemed appropriate. Beauchamp noted that Nutrition CPR, offering roughly similar services, was recently added as a vendor.

The Board discussed its web hosting service. Last month's Board approval of a change in payments and payment plans was set aside until the web master verifies that all necessary web posting capabilities are available.

New Business:

The issue of unsolicited advertising from Cooperative vendors to members was discussed. The Board saw nothing objectionable in this practice.

Beauchamp reported that meeting rooms for Cooperative Board of Director meetings in 2015 have been reserved, along with the front ballroom in the Regency Clubhouse for the annual meeting on April 16, 2015.

The 2015 Cooperative board election process was discussed. Beauchamp announced that Ken Barter had volunteered to again serve as Election Steward.

Sue Murphy will look into a new vendor, Serve Pro, which offers flood and fire restoration and clean-up services.

Sue Murphy will also look into a new housecleaning service to add as a vendor.

The next meeting of the Cooperative Board of Directors will be on January 12, 2015 at 7:00 p.m., at the Regency Club House.

The meeting was adjourned at 7:58 PM.

Submitted by Jack Strauss
Secretary

Administrator's Report
December 2014

Number of Members:	481
Condos:	29
Georgetown :	140
Single Family:	312

FYI, of the 5 new members, only 2 were new residents to Regency.

Vendor Activity:

- Sent post-acceptance letter and membership list to Home at Last Décor. Updated Detailed Services List with new vendor information; sent list and new agreement to webmaster. Sent blast to membership regarding new vendor.
- Sent reminder to Toll Landscape regarding snow removal contract. Received same and sent blast to all single-family members.
- Received renewal from Dan's Power Wash.
- Received updated insurance from Absolute Carpet Care, J&L Interiors
- Sent response to Regency Home Watch Services regarding their request to add a checklist and contract to their agreement, per the Board's direction. Received same and sent to webmaster for posting on website.
- Sent final notice regarding new agreement to AMS (also insurance renewal) (declined to renew, no reason given) and Convenience Car Sales.
- Sent updated member list to all vendors.
- With the assistance of Sue Murphy, received new agreement from Mr. Rooter Plumbing, as well as new contact information (business was sold).
- Sent final notice for updated insurance to Dominion Craftsman (received).
- Sent notice for updated insurance to Decorative Glass Solutions and Gainesville Plumbing.

Respectfully submitted,

Sue Reitzig

REGENCY COOPERATIVE ASSOCIATION FINANCIAL STATEMENT
AS OF November 30, 2014
FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	2015	2014	2013	2012	2011	2010	2009	Total
Income - Dues	250.00	950.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00	12,750.00
Expenses:								
Admin Fees	(156.25)	(575.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00	(5,558.43)
Website fees	(39.90)	(234.40)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)	(1,471.84)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	0.00	(126.54)	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	0.00	(297.80)	0.00	(297.80)
Tax Report Costs	0.00	(27.00)	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)	(228.00)
Gifts	0.00	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)	(900.00)
Vendor Fair	0.00	0.00	0.00	0.00	0.00	(81.39)	(203.43)	(284.82)
Bank Charges	0.00	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00	(68.41)
Opening Balance	0.00	0.00	0.00	0.00	0.00	0.00	376.76	376.76
Total Expenses	(196.15)	(936.40)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)	(8,559.08)
Net Income (Loss)	**53.85**	**13.60**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**	**4,190.92**
								Cash in Bank

REGENCY CO-OP BUDGET SUMMARY
AS OF November 30, 2014
FISCAL YEAR - OCTOBER 1 TO SEPTEMBER 30

	Actual YTD 2015	Budget 2015	Actual 2014	Actual 2013	Actual 2012	Actual 2011	Actual 2010	Actual 2009
Income - Dues	250.00	1,550.00	950.00	1,350.00	1,875.00	2,625.00	3,750.00	1,950.00
16.13%								
Expenses:								
Admin Fees	(156.25)	(1,100.00)	(575.00)	(556.25)	(1,318.75)	(1,666.25)	(1,285.93)	0.00
Website fees	(39.90)	(300.00)	(234.40)	(269.35)	(214.35)	(149.35)	(259.20)	(305.29)
Printing / Copying	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(126.54)
Annual Meeting Costs	0.00	0.00	0.00	0.00	0.00	0.00	(297.80)	0.00
Tax Report Costs	0.00	(50.00)	(27.00)	(26.00)	(50.00)	(50.00)	(50.00)	(25.00)
Gifts	0.00	(100.00)	(100.00)	0.00	(400.00)	(100.00)	(200.00)	(100.00)
Vendor Fair	0.00	0.00	0.00	0.00	0.00	0.00	(81.39)	(203.43)
Bank Charges	0.00	0.00	0.00	(35.41)	0.00	(26.00)	(7.00)	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Opening Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	376.76
Total Expenses	(196.15)	(1,550.00)	(936.40)	(887.01)	(1,983.10)	(1,991.60)	(2,181.32)	(383.50)
12.65%								
Net Income (Loss)	**53.85**	**0.00**	**13.60**	**462.99**	**(108.10)**	**633.40**	**1,568.68**	**1,566.50**
Cash Balance Sept 30	4,190.92		4,137.07	4,123.47	3,660.48	3,768.58	3,135.18	1,566.50