

Regency Cooperative Meeting Minutes

March 17, 2025

Members in attendance: Debra Mastaler, Charles Tucker, Linda Kuchnicki , Bill Pedersen, Bruce Gerdin, Julie Gerkens, Cindy Mitchell (ZOOM)

DM called the meeting to order at 3:30 pm. A quorum was met.

DM called for approval of the February 2025 minutes. JG seconded the motion. The minutes were unanimously approved.

DM and L destroyed old checks and recorded their destruction on the relevant paperwork filed by residents who had applied for membership in the Co-op.

Updates from the Board President

DM introduced CM (via ZOOM), who answered our call for new Board members. CM shared that she spends about half of her time outside of Virginia, but she is interested in doing whatever she can to assist the Board with research, calls, and other vendor outreach.

Two emails containing candidates for the Board (with bios) were sent out to Co-op members. We received 134 ratifications of the slate of candidates. This represents 13-14% of residents. No minimum number is required to ratify the slate of candidates.

Nine “new resident” emails were sent as part of our membership drive. One membership was sold as a result.

The website logo has been updated. In addition, DM has been meeting with Rick Hemsing to facilitate the move of our website hosting site to “NameCheap.com”. Moving to NameCheap will save \$115 the first year and \$85 each year thereafter. This host also allows up to 350 emails to be sent in a batch.

We plan to write an article about the Co-op in the next Regency Review and include a photo of the Directors leaving the Board (BG, LK and CT).

Update From Other Directors

CT reported that we had 12 vendor renewal agreements due in March. Nine have been completed. The other three are Weed Man and James Lambert, with two renewal agreements to follow up on – handyman and snow removal. In April, CT will follow up on four vendor renewal agreements.

Treasurer's Report

LK reported a previous balance as of 01/31/2025 of \$3,697.52. There have been no checks written or other withdrawals. Deposits totaled \$160.00, including three new memberships and one donation of \$45. Our current balance as of 02/28/2025 is \$3857.52.

She also mentioned that she had prepared Form 990-N (non-profit status) and prepared a Form 1099 for our previous administrator. She received the SCC in the mail and a check is due by 05/25/2025.

A motion was made and seconded to approve the Treasurer's Report. The report was approved.

New Business

Vendors: We received a written complaint about a vendor, FR Rodriguez, citing "lack of responsiveness". A second resident contacted JG and BP and complained about the same vendor for the same reason. DM contacted Mr. Rodriguez to discuss the concern. He said he was working on a big project in a basement without good phone reception. He admitted that he was not always good about routinely checking his email or phone messages promptly. The Board decided to give him one more chance. DM will contact him and tell him that we've had two complaints about his responsiveness and that we expect him to be more responsive to resident outreach; otherwise, we will drop him from our vendor list.

It was also suggested that the Board include "responsiveness" on the vendor application as an expectation bullet.

We have added a new vendor Ace Handyman (part of Ace Hardware) and have another in the pipeline Old Dominion Appliance Repair.

The Board agreed to table new vendor/new member initiatives until the May Board meeting.

Description of responsibilities: In anticipation of a new Director taking over Treasurer duties, LK was asked to prepare an outline of her responsibilities as Treasurer. She will prepare this by May 1.

2024 Housing Report: BG reported that 66 properties were sold in Regency in 2024 (25 condos, 10 Georgetown's, and 31 detached). In comparison, there were 60 homes sold in 2024, 57 homes sold in 2022, and 70 homes sold in 2021. The average is 63 homes sold per year. We are on track for eight homes to be sold through March 2025, compared to seven during this period last year. In 2025, days on the market (DOM) have been higher than in 2024. The colder weather may have contributed to this change. Realtors are watching how the market may respond to people in the DC area taking early retirements and downsizing to retirement communities.

A motion was made and seconded to adjourn the meeting. The motion was approved and the meeting was adjourned at 4:05 pm.

Respectively submitted,
Julie Gerkens, Secretary