

VHOA Board Meeting Minutes

April 15, 2021

Via Zoom

1. Meeting Called to Order at 5:32 pm. All Board Members were present except Stephanie Morse. Stephanie Morse joined the meeting later, around 6:00pm
Several NE and SE Homeowners were present.
2. Minutes: February and March - Accepted and Approved without corrections.
3. Financials: The Treasurer presented financials for February and March 2021- Approved and Accepted without corrections.
4. Manager's Report
 - a. Contacted Plumber relative to following leaks
 - 196A Outside faucet leak
 - 132A Outside running/standing water
 - 183 NE outside leak x 3
 - 185 NE shut off valve rusted off
 - b. Contacted interested buyer for 185 NE to discuss HOA items
 - c. Mailed 183 NE about update on when repairs will be made to yard from plumbing leak
 - d. Contacted Calvert Construction about the following items
 - i. 182 Metal Grate on Eve
 - ii. Pool Lock/Handle
 - iii. 173 NE Possible Wood rot
 - iv. 174 NE House numbers falling off
 - e. Emailed 181 SE & 197 SE relative to bulk trash placement
 - f. Contacted roofer relative to 197B & 149A roof leaks
 - g. Mailed new owner letters to 185 NE, Marjorie McAdoo and 170 NE Jason Naylor.
5. Committee Reports:
 - a. Landscaping: N/A
 - b. Pool: Electrician came and new outdoor fans are needed. Manager and President will look for replacement fans
 - c. Social/Welcome: N/A
 - d. SE Paint Committee: Committee continues to meet, amending the draft RFP. Wood Rot repairs are ongoing.
 - e. NE Roof: Kristina Holmen-Mohr presented the RFP for the Board's approval. The Board had a

lengthy discussion about the type of shingles the NE is requesting in the RFP. The NE committee recommends 25 year architectural. The Board voted and approved to accept the RFP and for the committee to send the RFP to roofing contractors. Board member Pat Lee abstained from the vote.

6. Interim Report:

- a. Plumbing Repairs at 148 C SE and 187 NE- Owner called Plumber. Board requested Manager to email all VHOA homeowners and remind them to report non-emergency repairs via the website.
- b. Roof repairs at 197 B and 149 A
- c. 183 NE Plumbing repair- Thank you Holly
- d. The Saddlers cleared out several small trees on the side of 177 NE. One drake elm tree remains and the Saddlers trimmed as much as possible without getting on the roof. The HO would like the tree removed. HO will trim Japanese Elm and clean out the bed in due course. President will consult with Judy Arnette, VHOA Landscape Representative, to discuss with the Saddlers about how they can help with the drake elm tree.
- e. Pool gate repaired, again
- f. Repair of 185 valve shut off. It was so rusted that in an emergency, the water cannot be shut off.
- g. 132 NE Sold
- h. Sadlers distributed Weed and Feed on grass
- i. 182 NE gate repair
- j. 196 A faucet repair

7. New Business:

- a. NE driveway bids - Rick Calvert looked at the 4 driveways on the NE for repair.

178 - 39 X 12 - The entire driveway is all cracked needing replacement

182 - 9 X 11 section needs to be replaced

175 - 28 X 12 section needs to be replaced

172 - 8 X 9 section needs to be replaced

If all done at the same time, the total cost would be \$5,300. This includes \$2200 for the concrete and \$500 for a tractor (1 day rental). The NE had \$800 budgeted this year for sidewalks and paving, of which \$624.55 was spent in February for 180 and 177 driveway repairs. NE's operating account balance as of Feb 28, 2001 was \$11,403.46 with a plumbing repair cost in March. As of today, the account balance is about \$12,000. Reserve balance is nearly \$44,000.

Board requested manager to get an additional estimate.

- b. Retaining wall repair between SE and NE. Behind 183 and 185

Board requested manager to get two estimates, Rick Calvert and one other company.

- c. retaining wall at 170 NE - Is the concern behind 170, side of 170 or both?

Board requested manager to get two estimates, Rick Calvert and one other company.

- d. Drain installation update and HOA Amendments- Tabled until the next meeting.

8. Comments/Questions From Homeowners:
9. Next Meeting: May 20, 2021, in person at the Pool
10. Meeting Adjourned at 6:40 pm.

Important Notice:

- SE homeowners need to start setting aside money for a painting assessment in late 2021.
- NE homeowners should also start setting aside money for a roofing assessment. We issue this notification so that when the assessed amount is finalized no one will be caught unaware.