

# VHOA Board Meeting Minutes

February 17, 2022

VHOA - 6:00pm

1.Meeting Called to Order at 6:01 pm. All Board Members were present, except for Cathy Shultz

2.Minutes: January 20, 2022 Accepted and Approved without corrections.

3.Financials: The Treasurer presented financials for January 2022, which were approved and accepted.

4.Manager's Report:

- Emailed NE & 148 SE owners relative to roofing work
- Emailed NE & SE owners relative to painting in community
- Emailed SE owners about tree removal
- Emailed SE owners relative to pressure washing
- Scheduled 196B SE roof repair
- Emailed realtor about questions regarding SE roofs
- Emailed NE & 148 SE owners document from roofing company
- Contacted roofer relative to questions from NE owners on roofing
- Contacted Quality Construction Design relative to 170 NE wall (no response yet)
- Provided estoppels on 180C & 197B SE

5.Committee Reports:

a. Landscaping: Judy Arnette, Chairperson

- The Sadler's crew continues to work on shrubbery that needs trimming especially the Pampas grass and the Crepe Myrtles.
- They continue to work on all fence lines to improve the access and looks of the area.
- There have also been some dead or dying shrubs that have needed cutting back to see if they can be saved.
- A few of these plants were original plantings.
- If you see anything that needs addressing, please contact me and I will discuss it with Marcus.
- I would like to address with Marcus creating some berms on the hill behind the pool to slow any flow of water plus planting some shrubs at the bottom of the hill.
- We may need to plant shrubs in other places on that hill to prevent erosion.
- I put this before the board for a vote. I will wait to hear from you regarding these

issues.

b. Pool: See Old Business

6. Old Business:

a. SE 148 and NE Roofing

- The roofers have been delayed due to possible rain and should start on the first week of March. Will start with 148 SE and then move to NE.
- They will start at the end of the street and put a notice on each homeowner's door a few days prior to work.

b. Painting and Wood Rot Repair

- SE and NE has not started due to weather. They hope to start on 2/21/2021.

c. 170 Retaining Wall

- I met with Nathan Roberts of Roberts Construction on 2/16/2022. Joan Kanan was with me.
- Need to get a site plan from an engineer, Blackhawk should be able to provide this for a fee. Once Roberts has the site plan, they can provide an estimate for construction
- Due to location, will require a lot of manual labor. He could not provide a dollar amount, but did say this would be an expensive project.
- 172 NE back patio and deck will need to be removed and put back up.
- Holly Hinson will contact Blackhawk and request a site plan, and then get estimates from Roberts Construction, Collins Land Service and Calvert Construction

d. Room Below and Landscaping Behind Pool

- Meeting with Rick Calvert on Monday at 10:30 to discuss what has been done and what needs to be done, including landscaping recommended by Marcus Stadler
- All interested parties and Board Members are welcomed to attend the meeting

e. Discussion of SE Architectural and Grounds review previously emailed to Board members.

- How will this proposal should be used by the Board and other committees?
- Maybe be used by the Architectural Control Committee
- New and current homeowners will know who is responsible for repairs

- Are there documents discussing previous approvals by the Board
- Everything is original and once the homeowner changes something, it becomes the homeowner's responsibility to maintain and repair
- Possible distribution to SE homeowners for review and completion
- Document should be completed by the annual VHOA Meeting on 3/26/2022

7. New Business:

a. Proposal for Board to Consider Amending Documents to Allow Vinyl Siding

- One-time expense and would reduce the cost of wood rot repair and painting
- The Board decided not to pursue getting information on vinyl siding
- Information provided by Ms. Webb was that previous research indicated wood may simply rot while underneath vinyl siding, and still require expenditure of funds to repair

b. Homeowner Form and Comments submitted by Ms. Webb

- 115-C Painting Request for enclosure
- Homeowner is responsible for the painting
- VHOA sent a letter to the homeowner – the Board needs to locate the letter and review what was stated
- Tabled until the letter is found and then the Board will move forward

8. Comments/Questions from Homeowners: n/a

9. Next Meeting: March 26, 2022, 10:30 at St. Stephens Church

10. Meeting Adjourned at 6:43 pm.