

VHOA Minutes

February 18, 2021

Zoom

1. Meeting Called to Order at 5:30 pm. All Board Members were present and a quorum was established.
2. Minutes: January 6th and 21st meeting minutes were accepted and approved without corrections.
3. Financials: The Treasurer presented financials for January 2021, which were approved and accepted.
 - a. Twenty-five (25) SE homeowners have paid the \$300 wood rot special assessment.
 - b. 115A SE past dues and \$300 special assessment are expected to be paid by the end of the month.
4. Manager's Report:
 - a. Sent notice to owners relative to 197C's passing.
 - b. Added new email from 132C to mail chimp to help correct issue of notices not going to first email address.
 - c. Contacted roof/gutter company to ensure water was not used when SE roofs/gutters were cleaned.
 - d. Provided realtor with documents for 170 NE potential buyer.
 - e. Provided relator with Attorney contact for 115A relative to past owed dues as they had potential buyer.
 - f. Emailed son of 170 NE statement of dues owed on home.
 - g. Provided realtor with documents for 115A potential buyer.
 - h. Provided 197A with monthly dues invoice per request.
 - i. Contacted Attorney relative to payment status for 115A.
 - j. Mailed out Annual Meeting Packets.
5. Committee Reports:

- a. Landscaping: Saddlers are not mowing due to the wet weather. Continuing trimming scrubs.
- b. Pool: Due to the rain the water level is high.
- c. Social/Welcome: N/A
- d. SE Painting: N/A
- e. NE Roof - Kristina Holmen-Mohr provided an update to the Board. The committee met and have the following suggestions:
 - i. All units under one roof will have the same color roof.
 - ii. One roof color- Weatherwood.
 - iii. Draft Request for Proposal (RFP) will be sent to the Board for review.
 - iv. Committee will send out 10 RFP to local roofers.
 - v. Committee will select three RFP's to be consider by the Board, which will provide an estimated cost per unit.
 - vi. NE homeowners meeting to vote on new roofs and special assessment late spring. New roofs construction in late 2021 or early 2022.
 - vii. A portion of reserve funds will be used to pay for the new roofs. Amount to be determined. Committee will ensure there is enough reserve funds for future repairs.

6. Interim Report:

Roof blowing on SE done.

- a. Reminder that it is always the homeowner's responsibility to clean up debris from the roof cleaning.
- b. Sadler's blew off roofs on NE that needed it.
- c. Massey's was called to come out to bait and flag bait boxes as rats have appeared once again.
- d. Water issue at 187 NE approved for drain and line downhill.
- e. Printed phone list out to HO's and tenants. Internet copy sent to Manager so she was able to email it to owners off-site.

7. Old Business:

- a. Discussion and voting on 100C's request to remove outside patio fence and replace with an enclosed patio at homeowner's expense. Board voted to

approve. Homeowner will assume responsibility for the wooden shed on the patio. Manager will send a letter to the homeowner.

- b. Discussion of four proposed declaration amendments. Tabled and will be taken up by the new Board.
8. New Business:
 - a. Pool fans, lights and timer need to be repaired. Manager will contact electrician about the previous estimate.
 9. Comments/Questions From Homeowners:
 - a. Amendment to What? – the first amendment to be discussed is the #43 Declaration. A proposal to lower the percentage level of homeowner approval needed to amendment declarations.
 10. Next Meeting: Annual Meeting at St. Stephen Church fellowship on Saturday March 13, 2021 at 10:00A.M. Be sure to get your ballots in or bring them to the meeting. The meeting will also be on Zoom.
 11. Meeting Adjourned at 6:23 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.