

VHOA Board Meeting Minutes

January 22, 2022

VHOA – Zoom - 6:00pm

- 1.Meeting Called to Order at 6:00 pm. All Board Members were present.
- 2.Minutes: November 30, 2021 accepted and approved without corrections.
- 3.Financials: November 2021, which were accepted and approved.
- 4.Financials: December 2021, which were accepted and approved.
- 5.Manager’s Report: November- January 20, 2022
 - a. Notice SE owners of special assessment meeting
 - b. Contacted painters about items in SE to be painted
 - c. Purchased chain and lock for pool gate while lock was being fixed
 - d. Issued down payment to roofer for NE roofing project
 - e. Contacted vendor to fix pole lights at pool area
 - f. Emailed 165C SE about wood rot repairs.
 - g. Provided roofer with owner contact information for NOCs
 - h. Sent out special assessment notices to SE owners
 - i. Submitted auto pay change for 196B to Bank
 - j. Called roofer to inspect 133A SE for leak
 - k. Updated ACH payments with bank and order coupon books
 - l. Sent owners a message about pet waste
 - m. Sent owners message that December meeting was cancelled
 - n. Sent NE Homeowners notice about NOC and set up meeting time at pool area
 - o. Sent homeowners notice about large trash items for special pick up
 - p. Contacted roofer about leak at 116B SE
 - q. Contacted roofer about leak at 196B SE
 - r. Contacted Church about annual meeting room
 - s. Contacted company to look at retaining wall at 170 NE area

6.Committee Reports:

- a. Landscaping: Judy Arnette, Chairperson
We are into the Winter months now and are continuing to pull back on mowing except where necessary. Our concentration is on shrubs, fence lines, drains, trimming back trees where necessary. By the beginning of February, we will begin cut back the Pampas plants and the Crepe Myrtles (meaning those that are out in the open and outside patio areas).

We have a request from a homeowner who lives close to the SE fence. She would like to plant, at her expense, vines along the fence in the area by her building. My suggestion would to plant something that flowers, such as lilacs or Bougainville. The

lawn care crew would be able to keep it shaped up when they do their regular cleaning up of the fence areas, so it should create any additional work for them. I ask that the board send their decision to me once you vote on this request.

A couple of weeks ago, I asked our crew to clean up some of the pine straw, small limbs, leaves, etc. from our grounds. They did so, and ended up with 26 lawn bags of debris!

They are here no matter what the temperature might be or what other elements might be except when it is way too wet to accomplish anything and, in those cases, they come out on another day to keep things in good shape. They will continue to do whatever needs to be done with dead or dying shrubs. We should be reminded that many of the original shrubs are over 40 years old.

Board decided to table the HO request regarding planting vines along the fence line, due to who will be responsible for maintaining the plants.

b. Pool: Mary McCormick, Chairperson

There are issues with the downstairs pool room that I cannot investigate for safety reasons. These possibly include a warped and/or rotting door that may or may not lock, hazardous "stairs" to the room, and repeated episodes of muddy floors following heavy rains. There may also be similar issues with the downstairs storage room.

Board discussed the water and possible flooding; and will request Rick Calvert look at this issue.

6. Old Business:

a. SE Special Assessment:

- i. One HO has not paid

b. 148 Roofing and NE Roof:

- i. All HO at 148 SE have provided a Notice of Commencement
- ii. NE still has two outstanding Notice of Commencements. Manager is hoping to obtain these forms in a few days.
- iii. 148 SE and NE roofing is scheduled to start the week of January 24, 2022.

c. Painting and wood rot repair:

- i. All SE wood rot has been repaired and the painting of new wood start the week of January 24, 2022. Pressure washing will be included in the painting.

170 NE Retaining Wall:

- ii. Have one estimate from Rick Calvert and need two additional estimates; and Holly Hinson is meeting Collins Land Services on Thursday January 27, 2022. Holly Hinson will contact Fielder for an additional estimate
- d. NE wood rot repair complete on 5 homes - 175, 177, 171, 173, 179. They will continue with all rot wood repair.
- e. Discussion of HO suggestion from November to establish committees for long-range planning: Tabled by President. Need to determine the purpose of the committees and get volunteers. The Board will continue to discuss and determine what the Committee will be charged with.

7. New Business:

- a. Credit checks on new HO's. This is in the VHOA documents. The Board needs to review the VHOA covenants and decide as to whether this is something that should be included in the documents. There is need to inform potential homeowners of special assessment.
- b. Request of 197B SE to replace both front and back doors. These have already been replaced without official Board approval. HO has been advised to request Board approval of paint colors.
- c. Discussion of SE Architectural and Grounds Review previously emailed to Board members. This will provide information to homeowners and the VHOA Board regarding the responsibility for repairs and maintenance, due to determining what is original and what has been changed by the homeowner. This would be very helpful to an architectural committee. Manager will email homeowners about volunteering for an Architectural Review Committee.
- d. Room below and landscaping behind pool. Rick Calvert will look into this.

8.. Comments/Questions From Homeowners: n/a

9. Next Meeting: February 17, 2022 - 6:00 pm

Annual Meeting is Saturday March 26, 2022 at St. Stephens Church

10. Meeting Adjourned at 6:58 pm.