

VHOA Board Meeting Minutes

July 15, 2021

VHOA Pool- 6:00pm

Meeting Called to Order at 6:00pm. All Board Members were present.

Minutes: June 2021 Accepted and Approved without corrections.

Financials: The Treasurer presented financials for June 2021, which were approved and accepted.

Manager's Report:

- a. Emailed SE owners relative to the painting being postponed and the reroofing being put as the top priority.
- b. Emailed NE owners relative to meetings with NE Roof Committee
- c. Emailed 196A & 196B about wood rot updates for their units
- d. Ordered new pool rules sign
- e. Contacted roofer relative to 182 NE
- f. Discussion with Jeebs LLC relative to retaining walls (meeting to be set up with vendor and board president to discuss 170 NE retaining wall). Meeting with Dickerson Landscaping next Tuesday to discuss walls. Still awaiting Mayday's proposal.
- g. Contacted Arbor Pros about moving forward with tree trimming (July 21st)
- h. Contacted plumber about leak at hose bib at 165A SE.
- i. Delivered new pool fans for electricians to install
- j. Emailed roofing project information sheet to NE owners that were unable to attend NE Roof committee meeting
- k. Contacted roofer about possible roof leak at 148B SE
- l. Contacted Calvert Construction relative to installing new pool sign
- m. Contacted Pressure washing companies relative to pool deck cleaning.

Committee Reports:

- a. NE Roof:
On July 8, 2021, the committee held two homeowners meeting at the pool. The 10:00am meeting was well attended. Only one homeowner attended the 6:30pm meeting. The Committee presented the information from the two bids received

from roofers as in accordance the RFP. (25-year architectural Shingles in Weathered Wood/Natural Shadow)

On July 9th, the Manager sent an informational email to all homeowners who did not attend the July 8th meeting. Several homeowners responded with questions and the committee was able to answer their questions. In addition, committee members spoke directly with homeowners. 177 and 192 have not responded to the any communication.

On July 13th, committee members hand delivered the NE Roof one-page information sheet to their homes. All NE homeowners have received the one-page informational handout.

As today, the straw ballot vote is:

19 - yes (one HO want to postpone the roofs for at least 1 year)

4 - no

3 – 2 no response and 1 undecided

The Board voted, four to one, and approved, a special assessment is proposed to NE homeowners in the amount of \$8,200, per unit, for new roofs, due by 10/31/2021.

Board requested the Manager send out the proposal and ballot for NE homeowners to vote on the special assessment. Ballot should be returned withing 14 business days.

- b. Landscaping: The lawn crew has been concentrating on getting shrubs cut away from the units and shrubs trimmed that are close to the eaves. This has been in addition to their regular lawn responsibility and in preparation for the upcoming termite inspection on July 26-28. Special requests need to be on hold until after this timeframe and when they have time to schedule any requests.
- c. Pool: The pool sign has arrived. Kayla will ask Rick to install. The fans have been installed. After not hearing back from James, Kayla is requesting bids for pressure washing from other vendors she uses. Wally will be having a new maintenance log installed and kept up-to-date, as required on the pool inspection report.

New safety rope has been ordered

- d. SE Painting Committee: On Hold

- e. SE Roof Committee: Will go forward and the SE is asking for volunteers

6. Interim Report:

- a. Tree/Limb Removal July 21, 2021

7. Old Business:

- a. Retaining wall repair between SE and NE. Behind 183 and 185- waiting on estimates
- b. Retaining wall at 170 NE - Is the concern behind 170, side of 170 or both. This was original handled exclusively by NE in the past, and therefore is 100% NE financial responsibility.

As per Manager Report - Discussion with Jeeb's LLC relative to retaining walls (meeting to be set up with vendor and board president to discuss 170 NE retaining wall). Meeting with Dickerson Landscaping next Tuesday to discuss walls. Still awaiting Mayday's proposal.

8. New Business:

President proposed the forming of an Architectural Control Committee. The committee should have three non-board members from the SE and two non-board members from the NE. The committee will follow Section #22 of the Declarations.

Manager will send out a notice to all NE and SE homeowners for volunteers.

9. Comments/Questions From Homeowners: n/a

10. Next Meeting: 8/19/2021, 2021- 6:00 pm Pool

11. Meeting Adjourned at 7:35 pm.

Important Notice:

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.