

VHOA Board Meeting Minutes

October 21, 2021

Via Zoom- 6:00pm

- 1.Meeting Called to Order at 6:05 pm. All Board Members were present.
- 2.Minutes: September 16, 2021 Accepted and Approved without corrections.
- 3.Financials: The Treasurer presented financials for September 2021, which were approved and accepted.

4.Manager's Report:

- a. Contacted Roto Rooter about cleaning of drains at 180A/164B
- b. Contacted 132A about work that will be done by HOA
- c. Contacted Omni Service group relative to look at 179/181 NE
- d. Contacted A1A Gutters for roof/gutter cleaning quote for NE
- e. Contacted 133B about permission to remove bushes at their expense
- f. Emailed all homeowners about roof/gutter cleaning
- g. Contacted 186 NE about deck cleaning
- h. Emailed all owners relative to volunteers for budget committees
- i. Contacted HOA vendors relative to service fee increase for 2022
- j. Emailed all owners relative to HOA appearance/attractiveness
- k. Emailed affected HOs about Omni visit to address drains
- l. Contacted Arbor Pros to provide estimate on tree at 196C
- m. Emailed all SE owners about meeting on Sunday to discuss roof

5.Committee Reports:

- a. NE Roof: Kristina Holmen-Mohr, Chairperson
 - Request sent to seven (7) roofing contractors and included
 - Updated time frame and sequence of events
 - 10/15/2021 deadline
 - Received four (4) bids
 - Eliminated one bid due to high cost per unit over the \$8,200
 - Eliminated one bid due to previous VHOA experience with the company
 - Remaining two bids are from Stubbs Roofing and Tadlock Roofing
 - The Committee Recommends using Stubbs Roofing

- GAF Timberline NS (Natural Shadow) Architectural Shingles
- Estimated cost is a total of \$212,002 (\$8,154 per home) - \$205.190 plus \$6,812 for 2 sheets of decking per unit. (26 units @2 sheets: 52 pc @ \$131.
- Additional overages for the project will be paid from the NE Reserve account.
- Re-Roofing is expected to start in the beginning of 2022
- A motion was made to accept and approve the committee's recommendation. Voted and approved by all five (5) Board members.
- Manager report receipt of 8 payments.
- Board request Manager send out a reminder to all NE Homeowners next week.

b. SE Roofing and Special Assessment: Cathy Shoultz Chairperson

- Recommending that Stubbs Roofing be hired to roof 148 SE. There are three roof system options that are shown (Good, Better, and Best). The committee recommends the Best as it has the best warranty (25 years) and the cost differential between the Good and Best is \$2,231.88 or \$57.23 per HO. The price is \$19,131.88. In addition, we also recommend the wind-mitigation inspection be performed for an additional \$135. This will cover the entire building rather than each unit. That way, if a HO moves, the warranty continues with the building. The cost of any decking will be additional. We are adding a 20% buffer to cover any replacement of decking. The total cost of the roof will therefore be \$23,120. SE will need a special assessment to cover this cost. Stubbs is currently booked until December for roofing jobs.
- The committee recommends a special meeting of all SE HOs be scheduled for this Sunday, October 24 at 6:00 pm at the pool to discuss the urgent need for this project.
- We are also asking the other items be included in the special assessment - the \$5,240 the SE portion of the #4 retaining wall replacement with concrete block already approved by the Board, \$7,800 rebuild the deck at 116B due to wood rot, \$5,200 for pressure washing the exterior of all SE units (not including sidewalks or curbs), \$1,500 to remove a pine tree that is causing damage to sidewalk, fence, and is a safety concern for the HO.
- Kayla will send out the ballots for approving or disapproving the Special Assessment on Monday, October 25 and will give HOs 14 days to return the ballots to her or a Board member.
- Another SE special meeting will be scheduled at that time to open and count the ballots. If approved, the total cost of the assessment per HO will be \$1,100 that we recommend HOs pay over a 2-month period (November and December).
- A motion was made to accept and approve the committee's recommendation. Voted and approved by all five (5) Board member.

c. Landscaping: Judy Arnette, Chairperson

- During the past month, Sadler's Lawn Care has been busy working around

rain conditions and now dry weather.

- They removed a large bush at 132A and cleaned out the drainage ditch in preparation for Omni Services to be able to work on the French drain.
- They also checked out the area behind 179 and 181 and felt it was not something they were comfortable handling.
- They have also been working on getting things cleaned up at 186 and 192 NE.
- They will soon be trimming the large hedge at the side of 186. They were also hired by the owners to work on the front porch area.
- As of this week, we are cutting back on the mowing, except where necessary and will be concentrating on shrubbery and small trees, removing dead bushes and clearing leaves and debris from the drains, of which there are many throughout the Villas.
- As of November, they will only mow every other week and continue to do the many other landscaping issues that happen in winter. We do this every year so this is not something new.
- They have also been working at cutting back the bushes next to the fence at the pool. More severe cutting may be necessary.
- I wish to thank Suzanne and Nancy for their eagle eyes and assistance to me and to the Sadler team for always going above and beyond.

d. Pool: Mary McCormick, Chairperson, does not have anything to report.

6. Old Business:

a. Wood Rot repair

- SE Wood Rot – All wood rot has been repaired. Some wood still needs to be painted.
- NE Wood Rot – Inspection of all 25 of 26 homes has been completed. The Board has received the estimate for 15 homes for a total of \$16,490. Waiting on the estimate for the remaining 11 homes. Wood Rot repair is expected to be completed in 2022.

b. Painting the wood rot repair- Rick Calvert was not contracted to do the painting, therefore the Board is considering someone else and is getting cost estimates

c. SE sign letter replacement- The "A" is in process and should be installed next week.

7. New Business: No Report

8. Comments/Questions From Homeowners:

- Board Member Holly Hinson asked about the status of the deck sealing at 186 NE. Pat Lee will follow up with Rick Calvert

- Homeowner Isabel Rush, ask if the Board had considered using Tom Smith to replace the “A” sign. No, and the “A” sign has already been ordered and should be installed next week.

11. Next Meeting: November 18, 2021- 6:00 pm.

Board Member Holly Hinson will not be able to attend.

12. Meeting Adjourned at 7:02 pm.