

VHOA Board Meeting Minutes

September 16, 2021

Via Zoom - 6:00pm

Meeting Called to Order at 6:02 pm. All Board Members were present at the start of the meeting, except for Mary McCormick who joined in at approximately 7:25 pm.

Minutes: August 2021 were Accepted and Approved with corrections.

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

Manager's Report:

- a. Contacted plumber about possible leak at 173 NE
- b. Provided Home Inspector Recommendations for SE Roof Inspection
- c. Emailed SE owners relative to roof inspections
- d. Contacted Total Quality Roofing for quote on reroof for 148 SE building
- e. Emailed NE owners relative to wood rot assessment for NE homes
- f. Contacted plumber relative to hose bib leak at 165B SE
- g. Contacted 186 NE relative to deck work
- h. Emailed NE owners who voted "No" on roof special assessment to confirm intent to pay assessment
- i. Contacted Omni to inspect area at 132A SE
- j. Arranged meeting between board member and Omni
- k. Emailed 170 NE about roof damage from limb dropping
- l. Contacted Total Quality Roofing about tarp coming loose at 148 SE

Committee Reports:

- a. NE Roofing: Submitted by Kristina Holmen-Mohr
 - The Committee did not meet and is waiting on further instruction from the VHOA Board.
 - The Committee recommends sending out seven RFP, 5 to the previous roofers that submitted RFP's and two additional companies.
 - Motion from the Board- Approved – Three yes votes and one abstained.
 - The Committee is directed to send the seven RFP's out to the roofers by 9/20/2021, with the Bids due back from the roofers by 10/15/2021. The Board will make a final decision on which roofer the NE will use and will sign the contract by 11/5/2021, provided the that the project has been fully funded by all NE homeowners.
- b. Landscaping: Submitted by Judy Arnette
 - Our crew has worked diligently the past few weeks trying to keep up with the growth of everything due to all the rain. In addition to their regular work, they have cut the tall grass along the fence line of 177 and took care of the poison ivy.

- They trimmed the tree behind 132 A to allow more sunlight back there. They checked the French drain and drain field where they found the wood placed by either Omni or the Tyres, had fallen into the field and was preventing water from flowing to the street drain. They put the wood back in the right place and cleaned out what they could at the French drain. (Note: Marcus told me today that he had checked that area again today and the wood was blocking the area again. So someone or something must be stepping on it causing the blockage. I believe Omni will need to fix the problem more substantially when they inspect it.). They also removed some dead bushes behind the hedge at 132 B and trimmed the bushes at the pool. However, they need a different type of saw and more time to get those bushes trimmed properly.
 - They took care of the tall grass behind 184 and checked the hedge at the deck of 186. Again, they need about one and a half hours and special saws to trim the hedge where they will be removing at least six feet. They have to schedule this at a separate time as Marcus will have to do the work himself with the help of their workers too.
 - In addition to the lawn folks, committee member, Nancy Titcher, dug up and removed a dead bush out of the rain garden at 179. Thank you for that help, Nancy. Suzanne Harrell has also been helping me this month with inspections and relaying what I thought needed to be done to Mr. Sadler. Needless to say, I have a great committee and we have a wonderful lawn service who take on a lot of extras to keep our area beautiful.
 - And if it was too wet behind 181 NE to cut down the grass plus clear the drain field between 181 and 183 NE, they will do it next week when it should be drier, hopefully.
- c. Pool: The screw on the pool handle loosened again. Mary fixed it and now has the proper tool to tighten it when needed.

Interim Report:

- a. Omni addressing 132 A water intrusion- the Sadler's and Rick Calvert are looking into this issue.
- b. 186 NE deck replacement
- c. 185 NE sidewalk and wood rot repair completed
- d. SE Roofing inspection completed – 2 years remaining. Manager will send a email notice to SE homeowners providing this information.
- e. Getting bids to replace 148 SE building roofs
- f. NE wood rot inspection – Completed and waiting on final results from Rick Calvert, almost all NE units have some wood rot.

- g. 183 NE gate replacement complete
- h. 173 NE water leak- plumber came out and did not find a leak. HO says there is a leak. Manager will follow up.
- i. 149 SE wooden gate replaced
- j. 133 SE gate trimmed
- k. 179 and 181 NE Flooding and water intrusion – Omni will provide an estimate.

Old Business:

- a. Retaining wall repair between SE and NE. Behind 183 and 185:
 - Blackhawk Engineering Inc. assessment- this wall is failing on the east side. The sloop of the grade on either end of the wall is the same as what it would be if the wall didn't exist. The wall can either be repaired, replaced or removed. It should be noted that the walls only purpose would be to direct water shed away from the house on the north side of the wall.
 1. Three estimates:
 2. Rick Calvert – Repair \$2,800, Replace with concrete block \$8,880
 3. Edmund Heid – Jeeb's \$9,700, Concert block and wood
 4. Dickerson Landscaping - \$12,886.40, Replace with concert block similar to the wall behind 187 NE.
- b. Retaining wall at 170 NE:
 - Blackhawk Engineering Inc assessment – this wall is failing in places and should be repaired or replaced.
 - Rick Calvert - to replace the wall along the side of the house and build a new wall in front of the existing on in the back - \$18,550 - If he finds that not all the boards need replacing on the side wall, the cost will be reduced. Yes, the wall is failing but this replacement could be put off another year.
- c. Other NE Retaining Walls –
 - End of NE Villas Court – Wooded Wall – per Blackhawk Engineering – the wall is showing signs of degradation and rot. Replace with like materials. Rick Calvert Estimated repair \$2,475
 - Behind 179 NE – Concrete Wall – per Blackhawk Engineering – the wall is in fair condition and is not showing any concerns at this time. Rick Calvert did not find any issues with this wall.

Holly Hinson, Board Member, suggested – proceed with the replacement of the

wall behind 183 NE and obtain two additional estimates for 170 NE which can be address in 2022.

183 NE – Motion made and approved to have Rick Calvert replace retaining wall repair between SE and NE, behind 183 and 185, at the estimated cost of \$8,880. Pat Lee, Board Member, will find out from Rick Calvert when he can start working on the new retaining wall.

170 NE – Board request Holly Hinson obtain two additional estimates.

Board Member Holly Hinson, will provide a copy of the 2015 Drainage Investigation Report issued by Magnolia Engineering LLC to all Board Members

- d. SE Roofing - Seeking Committee Members
- e. SE Painting – On hold and tabled
- f. Wood rot repair status: SE completed and waiting Rick Calvert’s report for NE

New Business:

- a. Pressure Washing - SE units need pressure washing and the estimate is \$5,250
 - b. SE Special Assessment -
 - Needed for pressure washing,
 - storm water/intrusion
 - retaining wall behind 183 NE (shared expense SE 60% and NE40%)
 - 148 SE (A, B and C) Roofs
 - Notice will be sent to all NE and SE homeowners regarding patios that are not keep up and in disrepair.
 - Roof Blowing SE and NE – need estimate
9. Comments/Questions From Homeowners: Susan Powers shared info about a fallen tree on 170 NE HO and the HO insurance issue.
10. Next Meeting: October 21, 2021- 6:00 pm
11. Meeting Adjourned at 7:31 pm.

Important Notice:

SE homeowners should start setting aside money for a assessment. We issue this notification so that when the assessed amount is finalized no one will be caught unaware.

