

## VGHA Board Work Session January 26,2023

VGHA Board met at the home of Kay Brewer at 7:00pm for a work session. Eric Campbell could not be present at the meeting.

Mary Rocka provided the plat that James Green, owner of the land, filed with the County in 1996 confirms that the land where #39 was built was designated to be a single dwelling on that acre lot and that the VGHA would be responsible for maintaining the lot. (Lot 1 on the plat map)

Lea Young reported that it is necessary to amend the VGHA Bylaws to add Treasurer to the list of Board officers and that we must file it with the County. Other possible changes to VGHA bylaws may include what VGHA is responsible for repairing, and cost of insurance by square foot of each unit (prorate) instead of assessing the cost of insurance by square footage of all units combined. Lea provided handouts of current bylaws adopted in 2020 and original bylaws that were adopted in the beginning of the development by owner James Green in 1983. Both insurance and what VGHA is responsible for in terms of repair will impact our budget.

Carolyn Kasdorf presented cost projections regarding present dues and our expected reserve of \$7000, what our expected reserve fund will be if dues are raised to \$25 a month (\$14,000) and what our expected reserve fund would be if dues are raised to \$50. (\$28,000). There was discussion among the board about whether to leave the dues as they are or to raise them. There was no consensus. It was decided that the only fair way to approach this is to explain our deficits at an open members meeting ( the 215,000 still owed to Alejandro Montano). Ballots will be printed with all 3 proposals and given to all homeowners so that each homeowner can vote his choice. The Board will not make that decision. The ballots will be counted, and the majority vote will decide which option will be adopted as budget for the remainder of 2023.

Announcement of VGHA Members Meeting will be posted at the mailbox area and will be included with February statements. The Members meeting will be February 27 at 7:30pm at the home of Eric Campbell #27. The Board will have a short meeting before the open members meeting to review the proposals that will be presented . It will be at 7:00pm, also at #27.

Lea Young and Carolyn Kasdorf, both of whom have degrees in accounting will meet with our CPA to discuss the possibility of their taking the responsibility of preparing and distributing statements at the beginning of each month as well as collecting payments and recording them using Quick Books software that we are presently using. This would eliminate the \$200 monthly amount we are currently paying our CPA.

Kay Brewer will find 2 insurance agencies to give bids for HOA insurance.

Future Action:

Formation of Grounds committee and/or Architectural committee

Scheduling Robert Hemphins, our current HOA insurance agent for a meeting  
Members meeting (to be scheduled )

Meeting was adjourned at 8: 30pm.

Respectfully submitted

Kay Brewer

VGHA Secretary

Minutes approved at Board Meeting 3/16/2023