

SYNOPSIS OF FEBRUARY 27 2023 VGHA MEETING

- Lea explained the ballots for increasing the HOA dues and introduced Carolyn and her role in explaining the ramifications of raising dues \$25 or \$50 or a write in amount
- Some discussion about the requirement to file the increase in dues with the county and a condo association vs a regular HOA
- A discussion if a simple majority of votes is enough to increase the dues or if 70% is required to make an increase
- A comment that the increase of dues to \$250 was never filed with the county and that we actually owe only \$60/month
- Discussion that the agreement with Alex M. is not a signed contract
- Lea states that she will reach out to attorneys for a potential need with David Davis
- Lea states that it is of paramount concern that dues are increased because no money is left in the maintenance fund. The HOA must survive or a mechanic's lien may be placed on the residences and that would make it impossible to sell a home
- Carolyn does an in depth dive into the HOA state of financial affairs and the ramifications of increasing the dues. She states the current state of \$400/mo for maintenance and repairs for 31 units. She explains the roof damage of all 31 units and that despite the fact that many have been repairs, the repairs are no longer viable and total roof replacements are needed and that the HOA cannot afford that. She states that unit 12 has a roof leak and that a partial roof replacement is needed and that the money is unavailable. The HOA is having to say "no" to fence repairs and roof repairs because the money is just not there. In explaining the increases, each increase of \$25 gives the HOA about \$7000 to do things around the community. It is explained that with the cost of labor and goods going up, this is another reason for a hike in dues. When discussing the HOA insurance, we have the possibility of being dropped from our insurance carrier or our risk being excluded from the policy if they just choose to come out here, assess it and repair it for us. Home values will deteriorate if we're unable to keep the aesthetics pleasing. We've got to keep that in mind and we're unable to meet our debt payments and mechanic's lien could be placed on the association. And we have not had an increase in seven years. And if we had been at least doing a 3% increase every year, we would be at \$308 right now.
- One owner voiced displeasure about the landscapers and the amount they charge for their work
- Discussion of bringing in law enforcement to look at the former HOA president David Davis
- Discussion of an independent audit to look at the books kept by D. Davis. Unit 35 declared that she would pay for the independent audit
- Lea recommends that Unit 12 have his roofing company come out, drone it and provide a quote for replacing the roofs. She says we do run a risk with insurance. If we file a claim and the insurance company denies it, then they may say it must be fixed.
- Carolyn states the deductible for all units is \$50,000 and it would be assessed by area of individual roofs, which may run \$1300 to \$2400 depending on the area

- Discussion of hiring an advocate (public adjuster) that would work for the HOA and help with the insurance process
- Carolyn tells the group because there hasn't been a recent hailstorm and that the roofs have existing damage, so the insurance company may say we have failed to keep the roofs in good repair. Or they might say that they will go ahead and take care of it. But they might say no, because they don't want to take the hit and then could potentially drop us. Also no insurance company will take us on with all the damage.