

Minutes for VGHA Board Meeting for February 10,2026

Meeting was called to order at unit #26 at 7:00pm with all members present.

Treasurer's report: Doug Wood informed the board that we would owe IRS money for capital gains for 2025. Carolyn Kasdorf is in the process of negotiating the amount with the IRS.

Secretary read the minutes from January 20,2026 meeting. Minutes were approved as read.

Landscaping committee report: Areas identified for improvement were areas around the mail house and flower bed beside unit # 18. Roof that needs trimming at unit 14 and dead shrub that needs to be removed behind unit 35 were also mentioned. Other projects for improvement will be deferred until spring.

Architectural Committee: Eric received final bid from Ascent for repairing north facing wall of Unit 18 and deck of Unit 16 as well as replacing boards on decks of units 21,37, and 39. That committee will review all 3 bids and make recommendations to be voted on by the board.

Old Business: There was no old business discussed.

New Business:

1. Sample videos for communicating with the community were presented by Doug McMillan. Content presented in 3 separate videos were insurance proposal, need for roof replacement, and problems with current VGHA model. It was decided that only the videos about insurance and need for roof replacement be posted at this time. It was also decided that a letter with transcriptions of posted videos will be sent to community members
2. Budget for 2026: Proposed budget was presented with current projected costs remaining the same as 2025 budget. David Kennedy moved and Pam Mathews seconded that the budget be accepted. The motion passed unanimously.
3. Dues: It was moved and seconded that the dues for 2026 remain at \$350. Motion carried unanimously.

meeting adjourned at 8:00 pm
Respectfully Submitted
Kay Brewer, Secretary