

Minutes for April 14, 2026 VGHA Board Executive Session

Meeting was called to order at 7:00pm at Unit 26. All board members were present.

Treasurer's report was given. Money owed to IRS for debt collection has been paid.

Secretary read the minutes for March 11 meeting. Minutes were approved as read.

Grounds committee reported that several beautification projects around the complex were completed.

Architectural committee reported that deck repairs were completed for units 21,37,and 39 . Deck for unit 14 was refurbished. Work was completed by Alex Montano.

It was further reported that the committee received bids for roof replacement for the units that have not recently had roofs replaced. JWH roofing was the least expensive of the 3 bids . obtained. It was moved and seconded that JWH be given the contract pending community approval. Motion passed unanimously.

NR contractors previously completed the north facing wall of Unit 18. It was moved and seconded that NR contractors be awarded the contract for refurbishing units 14,16,and 18 as well as repairing those garages pending community approval. The motion passed unanimously.

Old Business: David Kennedy reported that Simmons Bank has indicated they will grant us the loan for \$270,000 at 7.7% interest with a monthly payment of \$5,500 until loan is paid. The motion was made and seconded that we proceed with the loan pending approval of the VGHA community. The motion passed unanimously.

New Business: This information will be communicated to the VGHA residents with emails and videos explaining the need for the loan .

A community meeting will be held on April 28 2026 with residents being given the opportunity for questions about the purpose of the loan, the reason, for the loan. and the terms of the loan. Ballots will then be provided for the VGHA

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community to vote for approval or disapproval of obtaining the loan for refurbishing unfinished units and providing new roofs for the units that have not recently received new roofs.

It was discussed that we go ahead and pay Alex Montano the money owed him for June, July, and August. Motion was made and seconded that this debt be paid. Motion passed unanimously.

Eric Campbell voiced his concern that visitors parking is being used for parking residents' vehicles. This topic will be tabled for next meeting.

Meeting was adjourned at 8:15pm.

Respectfully submitted

Kay Brewer, Secretary