

Approved VGHA Board Meeting Minutes June 10, 2025

Meeting was called to order at 7:00 in Unit 37. David Kennedy was absent. Remaining board members were present. Doug Wood also attended the meeting.

The treasurer's report was given by Carolyn Kasdorf.

Kay Brewer read the minutes for May 13th meeting. Minutes were approved as read.

Landscaping report was given by Kay Brewer. Giving Transito Menjivar a schedule of work to be completed was suggested to help him stay on top of weeding and pruning. In addition, landscape committee will address ideas for preventing future damage to the mail house and get pricing for landscaping that area. Dead tree behind unit 18 will be addressed.

Architectural committee report included price of a roof for unit 13 and pricing for repairing water damage from roof leaks in units 11, 12, and 13. Repairing the north facing wall of unit 18 was discussed. See below.

Old Business:

1. Declarations: Voting ballot for appendix attachment to Declarations explaining responsibilities of HOA versus homeowners will be sent by mail to each resident. on June 17. They will be asked to mark the ballot to approve or disapprove of items as explained. If voting to disapprove, homeowners will be asked to indicate the disputed item explaining the reason for disapproval. All ballots are to be dropped in the VGHA mailbox by April 1, 2025. It is necessary for 67% of homeowners to approve the proposed changes for appendix to be included in the Declarations.

Plan of action: Eric Campbell will have the appendix documents copied and Kay Brewer and Pam Mathews will get them ready to be mailed.

2. Priorities for pending repairs: Carolyn made the motion to repair water damage to the interiors of units 11, 12, and 13. Eric seconded the motion.

Motion carried 5 to 2 with John Rocka abstaining. Motion carried.

Pam Mathews recommended spreading the repairs over 3 months.

- Everyone agreed with Pam's idea. The first repair will be to unit 13 since the owner has waited the longest for this repair. It was decided to wait on replacement of roof on unit 11 because roof has been repaired and is no longer leaking.

Eric made a motion that when a major influx of funds is received, the priority for maintenance projects will be the repair of the north facing wall of Unit 18. Carolyn seconded the motion which carried unanimously.

3. Insurance will be due September 1. Treasurer is estimating a 15 % increase based on last year's cost. Carolyn Kasdorf will send out reminders middle of August.

4. Loan option will be tabled at this time pending more information.

New Business:

1. Filling treasurer's duties is necessary because Carolyn Kasdorf, acting treasurer, is moving.

Treasurer position : Doug Wood agreed to assume treasurer's duties for VGHA Board . Carolyn will train him for this transition.

Website: Eric Campbell has agreed to keeping the website updated.

Meeting adjourned at 9:00pm.

Respectfully submitted

