

Approved Minutes for May 13, 2025 VGHA Board

Meeting was called to order at 7:00 pm by President Eric Campbell at unit 39.

All Board Members were present.

Treasurer's report was given by Carolyn Kasdorf. She announced that she would be moving in the near future because of a job change but is willing to continue as treasurer until her replacement can be found.

Kay Brewer read minutes from April 8 meeting. Minutes were approved as read.

Landscaping committee report: There is \$9175 remaining in budget for 2025. Landscaping projects completed last month were reviewed. Kay will get an estimate from our landscaper, Transito Mendez for mulching flower beds with weed control and for landscaping around the mailhouse.

Architectural committee report. Discussion was held regarding repairing interiors of units 11, 12, and 13. Motion was made and seconded to obtain bid from Alex Montano for repairs before taking this action. Vote was unanimously approved.

Old Business:

Declarations: Owner responsibility and HOA responsibility regarding foundations was discussed. Correction was made to draft that HOA would not be responsible for collateral damage to interior of home with any foundation repair. We will submit change and ask community to vote on accepting changes made to appendix section regarding specific homeowner and HOA responsibilities for exterior repairs.

Removal of fallen tree: Doug McMillan reported that city stated that if removal of tree has not been addressed by the City by middle of June, he should contact them again.

Blue Peak fiberoptic contract was discussed. David Kennedy made a motion to not accept the contract from this company. Motion was seconded by Eric Campbell. Vote to accept motion was unanimous.

Insurance quotes: Carolyn has provided Bayless insurance with necessary information for them to give a quote on annual insurance for September 2025. John Rocka will contact Roach et al insurance company for an additional quote.

New Business:

Loan option : Doug McMillan presented an example of obtaining a loan to pay off existing debt to Alex Montano. He explained that the loan payment would be less than the current \$5000 monthly payment , thus freeing up those savings to be used for future repair projects. David Kennedy will consult with our attorney to find out how to add that proposal to our new declarations. The proposal would then be submitted to the community for a vote. A 2/3 majority of the community in favor of proposal is needed before specific information from lenders is obtained.

Meeting was adjourned at 8:30 pm.

Respectfully submitted

Kay Brewer

Secretary