

## Approved Minutes for October 7,2025 VGHA Board Meeting

October 7,2025 VGHA Board Meeting was held in Unit 26,and was called to order at 7:00 pm. All members were present in person or via phone. Residents present were Mary Ann Gouge and John and Sue Fires via telephone.

Treasurer's report was given. Debt collection was resolved with those funds being deposited in VGHA's bank account at Simmon's Bank

Secretary read the minutes from September 9 Board Meeting. Minutes were approved as read.

Architectural committee No repairs were made in September. Pending interior repairs to units 11, 12, 21, and 22 were discussed. David Kennedy made the motion to proceed with those repairs. Doug McMillan seconded the motion. Motion carried unanimously.

Landscaping committee report: There were no projects completed in September. Future projects as listed were discussed: Tree removal behind #18, Replacement of outside light facing Lillis Lane, Christmas lights, and planting fall flowers. David Kennedy made the motion to approve these projects. Doug McMillan seconded the motion. Motion carried unanimously.

### Old Business:

1 Declarations: Discussion was held about adding language to include proposed amendments to our most recent Declarations draft. Final changes will be voted on by the VGHA community. David Kennedy will write these amendments A summary of changes made will be provided to residents with the entire declarations document being posted on the VGHA website. The community will then vote to approve or disapprove the changes. A simple majority (61%) will be required for approval. If approved, the declarations will be filed with Grayson County.

2. Reports from information gathered: Results of information gathered by the Board were given about loan viability, roof replacements, and possible changes to insurance . Discussion was held about the next steps needed to move forward with these matters.

3. Roofing estimates : Bids from Okay roofing, K and M roofing and JHW roofing were presented. Matter was tabled .

4. Estimates for refurbishing units 14,16, and 18 : Eric will contact Alex Montano for current estimate. Scope of work to complete job will also be provided. Scope of work will then be given to Okay Roofs and Get Roofed for estimates.

New Business:

1. Separate Bank Account for repairs: Carolyn proposed creating a money market account for our repairs fund so it will earn interest. David Kennedy made a motion to approve and Doug McMillan seconded the motion. Motion carried unanimously.

2. Repair to roof on Unit 20 was not discussed.

3. Vice President position and President position for 2026 was discussed. Matter was tabled.

4. Annual Residents meeting : The meeting will be on December 9, 2025. Accomplishments of previous year and challenges for 2026 will be presented. Officers and Board Members will be announced. Following the meeting, the newly elected Board will conduct an executive meeting.

Meeting adjourned at 8:25 pm.

*Kay Brewer*  
Respectfully Submitted

Kay Brewer, Secretary