

Approved Minutes for December 9, VGHA Board Meeting

Meeting was called to order at 7:00pm at 26 Village Green. All members were present except David Kennedy and Eric Campbell. Carolyn Kasdorf and residents John and Sue Fires were present via telephone.

Treasurer's report was given.

Secretary read minutes for November 11,2025. With minor corrections, minutes were approved as read.

Architectural report: There were no projects completed during the past month.

Landscaping report: The outdoor sprinklers were turned off until spring.

Old Business:

1.Declarations: It was moved and seconded that comments to proposed changes to revised Declarations will be received through 12/31/2025. Motion carried unanimously. Kay Brewer and Pam Mathews will distribute letters to residents encouraging them to read and comment before final vote of approval.

2.Annual Meeting: The annual residents meeting will be held on January 13,2026 at Unit 18. Kay Brewer will write summary of achievements and Doug McMillan will write summary of next year's challenges to be read at the meeting. VGHA Board for 2026 will be introduced. Residents will voice questions and concerns.

3. Scope for Refurbishing Units 14,16, and 18 : Doug McMillan presented a suggested approach for accepting bids with possible use of consultants to assist in writing a scope of work. Members will review this proposal and be prepared for discussion at the February Board Meeting.

4. President and Vice President positions on the Board: Doug McMillan will commit to serving as President for one year with reconsideration at the end of the year.

New Business:

It was proposed and discussed that we use some of the money we have set aside for repairs to rebuild the deck of Unit 16, replace rotting boards and paint the decks of Unit 37 and 39 as well as replace the north wall of Unit 18. We will ask Alejandro Montano to provide a bid for that work.

Meeting was adjourned at 7:45pm.

Respectfully submitted

Kay Brewer, Secretary