

Approved Minutes for July 8 , 2025 VGHA Board Meeting

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

Treasurer's report was given by Doug Wood.

Secretary read the minutes of July 10 meeting. Minutes were approved as read.

Architectural committee report : Alejandro Montano will begin inside repairs for previous water damage to unit 13 this week. Roof leaks on units 21 and 22 will also be repaired. Eric Campbell reported a problem with erosion from the hill covering his foundation . Inquiries will be made regarding solution.

Landscaping report: Transito Mendez completed weeding flowerbeds and shrub pruning . Doug Wood made a motion to revamp mail house area , moving placement of rock to prevent further damage and improving design. Eric Campbell seconded motion . Motion carried 6 to 1. Carlos Diaz gave an estimate of \$300 to cut down small dead tree behind Unit 18. Doug McMillan reported that the city had been contacted about the large tree near the creek that fell in early spring. They reported delay because of large volume of tree removal work being currently done due to large storm but will take care of our tree as soon as possible.

Old Business:

Insurance: Carolyn Kasdorf estimated that the rate of insurance coverage will likely be \$1.52 per square foot this year projecting an expected 15% increase in premiums. David Kennedy proposed the idea of each tenant insuring his own unit for better coverage and less expensive premiums . This would also eliminate HOA being responsible for roofs and interior damage caused by roof leaks. *HOA would continue to be responsible for common areas, for approval of exterior materials used for repairs , and for finishing previously planned projects.* David Kennedy will review the Declarations to see what changes would be needed to our present declarations and draft a proposal to be presented to the community. Timeline on these proposed changes is still under discussion.

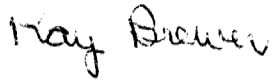
Declarations: David Kennedy made a motion to add into Declarations that any loan taken out for over \$10,000 must have 67% community approval. He will draft the language for that change.

New Business: Ice cream social will be held at 7:00 pm August 24th in the area of the center island.

Request for deck and fence repair for unit 39 was discussed. Carolyn Kasdorf made a motion to respond that it is not possible at this time to address these concerns due to current priorities. Pam Mathews seconded the motion. Motion carried.

Meeting was adjourned at 8:45p.m.

Respectfully submitted

A handwritten signature in cursive script that reads "Kay Brewer".

Kay Brewer, Secretary