

Approved Minutes for VGHA Board Meeting, January 20, 2026

Following the annual VGHA residents' meeting, the regular monthly meeting was held at Unit 18 with all board members present.

Treasurer, Doug Wood read the end of year financial report stating that we finished 2025 under proposed budget. Projected budget for 2026 will be discussed at the February board meeting.

Secretary Kay Brewer read the minutes for December 9 meeting. It was moved and seconded that the minutes be approved as read.

Landscaping committee report: Besides leaf blowing, there were no landscaping projects completed. Ground Committee will be Kay Brewer, Doug Wood, and Pam Mathews.

Architectural committee report: Eric Campbell had obtained 2 bids from contractors for repairing the deck on unit 16 and the north facing wall of unit 18. There was a wide disparity between those 2 bids from Alejandro Montano and OK roofing. Eric will get a 3<sup>rd</sup> bid to discuss and compare at the February meeting.

Old Business: Doug Wood reported that 21 of 31 residents turned in ballots to vote on accepting revised declarations, there was only one dissenting vote.

David Kennedy will communicate with our attorney to discuss with him filing the approved declarations with the county.

New Business: Providing a new letter to the community explaining the reason behind and the proposal for securing a loan to cover the cost of paying off our current debt to Alejandro Montano and putting new roofs on units that need to be replaced was discussed. Whether to include a statement about our recommendation for everyone obtaining their own homeowners insurance to replace our current insurance model was also discussed. The architectural committee will meet and discuss proposals and present at the February meeting.

Meeting was adjourned at 8:00pm.

*Respectfully Submitted  
Kay Brewer, Secretary*