

Minutes for September 9,2025 VGHA board meeting

Board Meeting was called to order at 6:55 at Unit #16. All members were present.

Treasurers report was given by Doug Wood. He reported that the insurance check was written and given to Hemphkins Insurance on September 9.

Secretary read the minutes from August 12 meeting. Minutes were approved as read.

Architectural committee report. Pending repairs were placed on hold until 2025-2026 insurance was paid. When financially possible, interior repairs for units 12, 21, and 22 will be completed.

Landscaping report: Projects completed this past month were repairing sprinkler controls and attempting to remove the root ball from the tree the city had cut down and removed. The equipment that the landscaper had was inadequate for the job. An estimate from a stump grinding company for the removal of the remaining root ball will be obtained.

Old business:

1. Insurance: Residents will receive a credit of 36 cents per square foot for next HOA dues because the cost of insurance for 2005-2006 came in significantly lower than projected cost. Discussion was held about advantages of individual coverage versus group coverage. How to give information to VGHA residents was discussed.
2. Debt Collection: Update on uncollected debt was given. Resident is ready to pay his past due account to avoid foreclosure. David Kennedy will speak to our attorney to ask what steps should be taken once the check to VGHA is received.
3. An estimate for refurbishing units 14,16,and 18 will be obtained from Get Roofed.

New Business:

1. Loan option: The viability of obtaining a 5 year loan to replace remaining roofs and to pay off debt to Alejandro Montano was discussed and tabled pending additional information gathering. David Kennedy will contact possible sources to see if we can obtain

a loan. Additionally, David Kennedy obtained a bid of \$180,000 from JHW Roofing for roof replacement and will contact K&M Roofing for an additional bid. Eric Campbell will obtain a bid from Okay Roofing.

2. Tree removal : Transito Mendez has given a bid of \$700 for tree removing for another tree that is dying behind #18. He will remove the tree for \$700. After paying for tree removal and mowing ^{3800.00} services for the next 3 months , there will be a balance of ~~\$550~~ in landscaping budget.
3. Vice President vacancy was discussed.

Meeting was adjourned at 8:25 pm

Respectfully submitted

Kay Brewer

Kay Brewer, Secretary