

MINUTES

Vintage Oaks Condominiums HOA Board Meeting

February 24, 2026

I. CALL TO ORDER @6:04 PM

II. ROLL CALL OF OFFICERS. Present were Kat, Donna, Nancy, Renee and Chantell

Also present were Kelsea and Grace from Sterling Properties

III. OPEN FORUM

Additional items were added to the agenda: Spa heater, the sink in the women's bathroom and ant problems in units.

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion to approve the minutes of the January 27, 2026, meeting by Chantell. Seconded by Donna. Approved unanimously.

V. FINANCIAL REPORT.

A. Operating Fund: \$128,076.95

B. Construction Reserve Fund: \$ 263,797.61

C. Total Delinquencies as of 2/24/26 \$112,081.57 # of Units 9

VI. OLD BUSINESS

A. 2026 Budget will be sent to the board for review by the end of the night. It will be available for the March meeting.

B Spa filter replacement has been done.

C French Drains behind Bldg B & C are complete. Kings Stormwater will maintain them, but drainage is improved.

D Electrician for garage We don't need an electrician for the garage. We had someone out to check the electrical in Bldg A and he checked the garage and figured out where the breaker is (on the side of Bldg G). The power outage had caused the breaker to trip. There are two other breaker boxes in the pool storage room, for future reference.

E Recommended siding repairs per BEAR Consultants report

There was a lively discussion about the needed siding repairs, with homeowner questions. The board will meet to develop a timeline for repairs and have some payment options available at our next meeting.

VII. NEW BUSINESS

A. Unit rentals are at allowable capacity. A motion to have a sign put up at the property entrance that no additional rentals are allowed was made by Chantell. Seconded by Nancy. Approved unanimously.

B. Spa heater is not working. There was a question asked about any other problems the spa may have, since we will have basically replaced all the parts except plumbing. Brett says the plumbing and jets are good. A motion to approve a new heater in the amount of \$6150 was made by Kat. Seconded by Chantell. Passed 4-1 with yes from Kat, Chantell, Nancy and Donna, no from Renee.

C. Women's bathroom sink is broken and can't be fixed. Board members will attempt to find a used sink. A motion was made to approve \$250 for a plumber to replace the sink, Seconded by Kat. Approved unanimously.

D. Ant treatment. A&A Pest Control can do a property-wide extra treatment for \$975, but it might not really stop the pests. They are always a problem at this time of year. There was a discussion about different DIY treatments. We will not spend the extra money at this point. We will put together a list of things people can try to control the ants in their units and things should improve when the weather does.

E. Maintenance and landscaping. We will schedule a meeting with a company that wants to handle both and discuss our needs and get some cost information.

F. Pool opening anticipated May 1. We are waiting for the permit from the County. We asked for volunteers to help with the daily testing and logging the information. We will not be adding the chemicals ourselves.

A motion was made to adjourn to executive session by Chantell. Seconded by Donna. Passed unanimously.

The Board adjourned to executive session at 6:50 pm

Executive Session Agenda:

1. Delinquencies
2. Mailbox locks, who is responsible
3. Making a plan or timeline for side repairs
4. Executive session adjourned at 7:30 pm