

MINUTES

Vintage Oaks Condominiums HOA Board Meeting

March 31, 2026

I. CALL TO ORDER @6:00 PM

II. ROLL CALL OF OFFICERS.

Present were Kat, Chantell, Renee, Donna, and Nancy. Also present was Kelsea from Sterling

III. OPEN FORUM

Commenter asked what was happening with garbage. Waste Connections had a new gate code issued and did not get the notification in time for our pickup date. That has now been remedied.

Comment about how dirty the dumpster enclosures are. It is on the maintenance list.

Comments about the full recycle bins.

The problem with the gutter in front of G building is still not fixed.

The gutter in the back of D is full of leaves and needs to be cleaned. We will call the roofing company.

Question about how many roofs still need replaced. There are none, they were all completed last year on the buildings. Not on the carports.

Question about the construction reserves, is it now earmarked for the new siding?

The moss on the carport roofs is still green even after being treated. It may take awhile to work, but it should have worked by now. It will be added to the maintenance list.

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Chantell, seconded by Kat, to approve the minutes of February 24, 2026. Approved unanimously.

V. FINANCIAL REPORT.

A. Operating Fund: \$126,124.09

B. Construction Reserve Fund: \$263,797.61

C. Total Delinquencies as of today, March 31, \$116,726.41 # of Units 10, percentage of units 12.82 per cent

VI. OLD BUSINESS

A. 2026 Budget presentation

Kat stated the 2026 budget is ready and she will forward to Kelsea tonight.

B Spa is now open. Review of rules for use.

Please follow the rules for the spa, and don't drag the cover off. It needs to be lifted off

C Repairs to women's restroom in the clubhouse

Not done yet

D Maintenance and landscaping

3 landscapers have submitted bids, and all were outside our budget. We have a bid of \$800 to do a one-time cleanup while we look further for a landscaper.

A motion to approve Ray's bid to do a cleanup of the landscaping was made by Kat. Second by Nancy. Approved unanimously.

E Progress report on siding repairs

We have 3 bids in for the siding. We will be going through them, ask about warranties, etc, before choosing one. No one is sure exactly what they will encounter in the walls under the siding, so all we can have is a cost per hour, but we can't know for sure what that total will be. The plan is for all the siding to be replaced, from the gables down, and all the patios and balconies. It will include all waterproofing, remove, weatherize, and re-install all windows, replace sheathing where necessary. This will not be a quick project, continuous work for 8-12 months. Residents will be notified as soon as possible before demolition starts on their building. We are looking into the financing. We don't have final numbers for any special assessments. We will work with the owners as much as we can to assist with finding grants and programs to help. Sterling will be assisting us in the decision-making, and where needed during the project.

VII. NEW BUSINESS

A. Recycling

Please break down boxes whenever possible. Put a note on anything that is going to be picked up. There is a fine for dumping, because Waste Connections charges us to pick up excess, and some things they don't pick up at all.

B. ARC review procedures

This is for any type of major construction that happens in or around the unit, including air conditioners, flooring, major plumbing, etc. The ARC requests can take up to a month to approve. However, if there is an emergency situation, such as failure of air conditioning in the summer, or heat in the winter, we can address that.

Opened up the floor for additional comments. A question was asked about the storm doors, which some units have. We have standing approval for a couple of choices. It has to be professionally installed. The approved doors are from Home Depot, and Kat will get the information to the questioner.

A question was asked about the process for collecting delinquencies. All delinquencies are liens on the unit, and most are at some point of the foreclosure process. It just takes quite a bit of time.

A question was raised on a special assessment, if people will have the option to pay their full amount, rather than making loan payments.

There were more questions about the siding project, but we just don't know it all yet. How it gets done is dependent on who we hire, and what their plan is.

We still have an ant problem in a number of units. An email was sent with some ideas, but if anyone else has any other ideas, let us know.

The Board adjourned to executive session at 6:29 pm

Executive Session Agenda:

1. Siding Bids
2. Payment plan proposals for 2 units
3. Rental request
4. Budget proposal

Executive Session adjourned at 7:29 pm. Back into open session

A motion to file a lien on account #2366 for unpaid dues was made by Chantell. Seconded by Kat. Approved unanimously.

A motion was made by Kat to continue with the foreclosure on account #2396 because they have not followed through with the agreed payment plan. Second by Chantell. Approved unanimously.

A motion was made by Kat to remove \$10,000 insurance deductible portion of the lien amount for account #2423, per our attorney's advice, and proceed with judgment on the rest of the charges. Second by Chantell. Approved unanimously.

Additional discussion regarding landscapers and maintenance needs. We will continue to look for a landscaper to work within our budget.

Motion by Donna to adjourn, seconded by Chantell. Meeting adjourned at 7:36 pm.