

# VINTAGE OAKS CONDOS HOA MEETING MINUTES

DATE: Tuesday, **Sept 26, 2023** TIME: 6:00 PM

## MEETING MINUTES

### CALL TO ORDER

- Session opened at 6:02 PM - Attendance :Kat, Rene, Donna, Kelly, Scott
- Review/Approval Draft Agenda - Donna Voted to approve agenda, Kat 2nd, All in favor

### SECRETARIES REPORT

- Review and approval of August 29, 2023 meeting minutes - Donna motioned to approve, and Kat 2nd, All in favor

### TREASURER'S REPORT

- August 2023 HOA Financial Report:
  - Construction reserve: \$428,129.34
  - General Reserves \$ 57,154.00
  - Operating Balance \$ 93,632.28
  - Cleared Balance \$ 88,558.17
  - Delinquencies \$ 67,233.33 (14.26% - 11 homeowners)

Donna motioned to approve Treasurer/Financial Report, Kat 2nd, All approved

### STERLING REVIEWED

Behr Construction determined a siding issue and entered into a lawsuit, won a portion of the lawsuit, and is still on the reserve study, which is done every three years. 2004 changed from an apartment to condo. Common items have begun to be repaired, such as railings on deck however, the siding has been determined to be an ongoing issue and needs to be replaced - the HOA doesn't have enough to fully fund the repairs and will continue to collect the \$105 from the dues for construction. Costs to replace have increased substantially since the three years have passed from the Behr study - the last budget didn't pass, so the board is constrained on the 2022 budget. Some items include gutters, storm drains, siding, striping, concrete sealing, gate etc.

(Homeowner) Input/Comment – Behr Report Issues with siding and vapor barrier, front doors, sliding glass doors, and deck water damage. She claims that the 2012 or 2013 board received 74k as an association and KPS only caulked around the windows and doors. Concerned that the decks are hazardous due to weight constraints and asks to see if this was reviewed in Behr's Report.

### OLD BUSINESS

- Sterling Updates:
  - Adjacent property landowner tree branches/leaning tree removal behind the D building to be contacted and sending notification to landowner in residential areas to notify them that the tree is growing sideways and moving the fence and they are liable if they do not remove
  - If they do not remove the overgrowth Sterling will get bid for tree trimming or removal of overhanging branches
- Website - [vintageoakscondos.com](http://vintageoakscondos.com) fully launched: notification will go out to members
- New Board Members needed
  - Sterling will send out an all call to membership to join the board
- Pool
  - It has been requested to put a coded gate lock on pool entrances

- Sterling will get bids for gate locks - Battery powered keypad; Acquire bid for keyed lock
- Closure Date: Friday, September 29<sup>th</sup>
  - Pool will be covered. Pool furniture will be cleaned and put away to protect from weather
- Clubhouse
  - Board will work on a list of what should be cleaned by a person who has reserved, this will be posted in clubhouse,

Added to agenda:

Approval for a vote for shrews bid for \$195.00 from Green Life Landscaping (HOA Board to provide to Sterling) - Donna motion to approve, Kat 2nd, all in favor.

Notification will go out to homeowners regarding when Green Life will be performing service – HOA Board to notify Sterling.

### **NEW BUSINESS**

- Hot Tub
  - To remain open at 88 degrees through winter.
- Pet Waste
  - Homeowners not cleaning up after pet droppings – Sterling to send Notice to Homeowners.
- Present 2023/24 budget
  - This was put off, due to needing more time. Justifications for increase in dues Warranted:
    - Explain needed repairs
    - Highlight cost savings
  - Justifications Budget created with a plan for limiting increases for at least two years

Board asked homeowners if someone would want to be on the budget committee. Two Homeowners volunteered. Board to review applicants and select candidate volunteer, and notify member.

### **OPEN FORUM** Donna motion to open, Kat 2nd, all approved.

Anne Marie voiced concerns - remote issue. To be addressed in Exec. Session.

### **EXECUTIVE SESSION:** - Donna move to open executive session, Kat 2nd, all in favor

Sterling to review lawsuit/liens/delinquencies

Requested bids for other gate companies to upgrade gate system

BOD discussed the website and what needs to be included

Lighting on property discussed

Sterling informed the board about the Bio swale and Detention Pond Inspection report and the need to replace 4 filters.

New computer tower in the office to support the coding for the gates was discussed.

Three Homeowner related items reviewed

Obtaining a pressure washer was discussed.

New seal coat bids for the parking lot was requested

A working session was requested with Sterling on upcoming budget.

A property maintenance walk through was scheduled with Sterling to be scheduled.

Motion moved out of Executive Session to General Session (All Approved)

### **RETURN TO GENERAL BOARD MEETING**

Motions Approved (All Approved)

Removed late fees (Compliance Issue #2384) – Homeowner \$60.00

Credit to Homeowner (Escrow Company's Error #3497) - \$308.00

Refund Remote and Programming Fee to Homeowner (#3022 Invoice) - \$117.50.

**ADJOURNMENT:** - Donna moved to adjourn the meeting, Kat 2nd, all in favor.

Night Audit – Walk Property with Sterling reviewed lighting, trees, sidewalks, etc. (9:45 PM)