

Venbury II Townhome Association
Board Meeting at Hy-Vee
Saturday, April 9, 2022
Special Meeting
Speck Concrete Proposal

Meeting called to order by President Doc Holiday at 10:00 a.m.

Attendance: President Doc Holiday, Vice President Herb Phillips, Treasurer Pat Thompson, Secretary Lynn Bedford, and Director Judy German. A quorum was established.

Homeowners present: None

The Property Manager has identified four (4) areas of concern:

824 and 826 Lindsay Ct - 4 driveway panels at the garages \$3,980.00
823 Lindsay Ct - 22' of sidewalk (between 819 and 823) \$1,950.00
839 Elmwood Ct - 2 driveway panels in the approach \$\$2,450.00
824 Elmwood Ct - 2 driveway panels in the approach (area of water shutoff)
\$1,950.00

The bid to complete all four (4) at the same time is \$8,950.00 which includes a discount of \$1,380.00. To do the projects individually would cost \$10,330.00 without the discount and any one of the projects would still need addressing at a near future date.

There was further discussion of the future cost savings of doing all four (4) projects now as opposed to carving any one or more out. There was also discussion regarding getting multiple bids but we have used Speck before and Steve uses them for his other Associations. He knows them to be reliable and they do good work. Lynn said that according to their website they have been in business for 50 years. It was also discussed that this was a capital improvement project vs. maintenance. Pat read the definitions of both and all members were in agreement that this is a capital improvement project and should be paid from the West Bank Reserve Fund.

Motion by Judy to approve the Speck Proposal in the amount of \$8,950.00 to saw, remove, and replace concrete at the following locations:

824 and 826 Lindsay Ct - 4 driveway panels at the garages
823 Lindsay Ct - 22' of sidewalk (between 819 and 823)
839 Elmwood Ct - 2 driveway panels in the approach
824 Elmwood Ct - 2 driveway panels in the approach (area of water shutoff)
and as these four (4) projects are Capital Improvements to pay for them from the West Bank Reserve Fund. 2nd by Pat. Motion Carried.

Lynn mentioned that Steve had said there will be barricades up for 4 to 5 days. Doc will sign the Speck Proposal and Lynn will scan it to Steve.

Meeting Adjourned at 10:20 a.m.

Respectfully submitted,
Lynn Bedford, Secretary