

Venbury II Townhomes Board Meeting  
January 10, 2024  
Hartwig Residence

Present: President Randy Hartwig, Vice President Donnell Vance, Secretary Sheryl McWilliams, Director Laurie McLain, and Treasurer John Pletchette participated by phone.

The November 15, 2023, minutes were approved by email. Sheryl made the motion to approve minutes by email prior to the meetings. Seconded by Donnell. Motion carried. This will allow the minutes to be posted on the website in a timely manner. The minutes will not need duplicated approval at the next meeting.

Treasurers Report:     Balance Sheet as of December 31, 2023  
Checking                     \$ 16,050.47  
Insurance Deductible     \$ 22,484.99  
Reserve                       \$ 73,903.14  
                                      \$112,438.60

The Board discussed if it would lower our insurance premium if we changed the Covenants to specifically cover walls out only. Randy will contact State Farm to see if changing the Covenants would reduce our premium. If it would, then the Board will address rewriting the Covenants accordingly.

As the Association has been with Gulling Property Management since July 1, 2013, the Board will interview other property management companies to compare services offered and fees charged. The Board feels they have an obligation to the unit owners to verify that Gulling Property Management best fits the Association's needs, and at industry standard rates.

Going forward, this Board has agreed to meet quarterly. To keep meetings to a reasonable timeline, if a homeowner has something they would like to discuss at a Board Meeting, please give the Board advance notice so they can be added to the agenda. **Unit owners are encouraged to contact a Board member at any time in between Board Meetings to discuss Association business.** A special meeting will be held if needed. The next meeting will be in March once we confirm an open room date with the Altoona Library.

Prior to the Annual Meeting in May, Steve will provide a breakdown of the 2023 income and expenses. A report will be sent to homeowners.

Report from Committees:

- Audit -- Property Manager's Reconciliation Details submitted reconciles to the bank statements. Need copy of Gulling Property Management invoice #1217 as documentation for check #1919.
- Grounds – need costs for snow removal and lawn care. John will address with Steve.
- Insurance – see above.
- Maintenance and Repairs – no issues
- Special Projects and Dues – dues increase effective February 1, 2024, to \$250 monthly.

Respectfully Submitted,

Sheryl McWilliams  
Secretary