

Venbury II Townhome Association
Board Meeting at the Altoona Library
Monday, January 5, 2026

Meeting called to order by President John Pletchette at 6:02 p.m.

Attendance: President John Pletchette, Vice President Denise Lestor, Treasurer Laurie McLain, Secretary Lynn Bedford, and Director Donna Jacobson.

A quorum was established.

Homeowners present: Gary McLain, Ken Chaney, Sheryl McWilliams, Gloria Sapp, and Kay Winter.

Approval of Minutes: October 28, 2025 Board meeting minutes were approved by email on November 6, 2025 and are on the website.

Financial Report: Laurie gave the financial report. The balances as of December 31, 2025 are as follows:

Checking	\$ 35,490.44
Reserve	\$116,995.22
Savings	<u>\$ 22,943.21</u>
	\$175,428.87

Laurie went over Profit & Loss Budget vs Actual information. \$11,000.00 was budgeted for snow for 2025. We have so far paid \$9,884.25 in 2025. We were hit hard in December 2025 and there is \$6,518.75 in snow that will go against our 2025 budget but be paid in January 2026. We are over budget for 2025 but we also had some basement repair, deck posts replaced, siding replaced, and window trim repaired. We are still putting \$20,400.00 into Reserves for Capital expenditure/improvement. The Board will meet and with Steve's help will make a new budget for 2026 based on 2025 costs and any 2026 increases. Motion by Donna and 2nd by Denise to approve the Treasurer's report. Motion carried.

New Business: Review Fall Cleanup

Gutters were cleaned November 14, 2025. Vendor did a great job.

It snowed before the leaf removal could take place. There was discussion as to cleaning up the leaves now but it is too wet. The Property Manager and Board said they would take a look at the leaf issue in the spring.

Review Snow Removal Procedures

Snow piled on Lindsay Ct is designed to melt and run down the waterway to Elmwood Ct. and into the street. The Association has never and does not haul snow away. The city, however, has hauled away snow. If a homeowner has a concern or problem with the snow removal, contact the Property Manager. Do not interrupt the vendors/contractors doing the work.

Discussion on HOA Rules and Regulations

Cameras attached to the soffit are harder to repair when removed than if attached to siding. There was discussion about how to attach cameras and what to do about repairing damage when removing them. Steve suggested that cameras could be attached with Command Strips. The Board will take this up at their next meeting and write it into the Rules and Regulations and include Ring Doorbells.

Gloria asked about mounting a motion light on the front porch. Denise suggested motion bulbs as she has put in her existing outdoor light fixtures. Steve looked them up and found they can be purchased at Lowes and Target.

No one is allowed to walk on the Association roofs without prior approval from the Property Manager.

While Christmas lights may be placed on the buildings, they are not to be attached or removed by walking on the roofs. The Board will look at allowing "Forever" lights that are attached with a "sticky." These would be permanent lights.

The Board will also address homeowners not interrupting vendors/contractors while working. Any concerns need to be sent directly to the Property Manager.

Discuss 2026 Lawn Care Service for HOA Property

Selby Landscapes will continue our lawn care in 2026 at the same cost as in 2025 with the addition of needing to add tax. John said he has heard nothing but good comments about the lawn service.

Old Business: None

Unfinished Business: None

Business Approved by Email: November 12, 2025 approved for dirt work under decks at 1125 and 1127 Venbury and around window well at 1125 Venbury. Work to be done in the spring.

Homeowner Comments, Questions, News:

Reminder that monthly dues are \$300.00/month effective January 1, 2026.

Ken Chaney stated the wind took off the hinged extension on the downspout elbow in front. He zip tied it back together temporarily. Steve said it will be fixed in the spring.

Good and Welfare:

George Rowe on Elmwood Ct. is back home.

The next meeting will be the Annual HOA Meeting on Tuesday, May 5, 2026 at 6:00 p.m. at the library

:Meeting Adjourned at 7:02 p.m.

Lynn Bedford

Respectfully submitted,
Lynn Bedford, Secretary