

Venbury II Association Board Meeting

Altoona Library

Wednesday, July 19, 2023

President Randy Hartwig called the meeting to order at 11:44 a.m.

Attendance: President Randy Hartwig, Vice President Donnell Vance, Treasurer John Pletchette, Secretary Sheryl McWilliams, and Director Gloria Sapp, establishing a quorum.

Homeowners present: Doc Holiday Lynn Bedford, Gary and Laurie McLain, Herb Phillips, Bob and Betty Cardwell, and Steve Gulling.

Randy introduced new homeowners Bob and Betty Cardwell. Welcome to the Association.

Meeting Minutes: There were a couple of corrections to the minutes for the June 14 meeting. Corrections were changing attendees from Donna Burt to *Janet Cory* and the property management company was *Sentry* Management instead of Security Management.

Donnell made a motion to approve the minutes after making the correction, 2nd by Gloria. Approved.

Treasurer's Report: as of 7/19/2023

Checking	\$ 8,528.89
Insurance Deductible	22,391.57
Reserve Acct	<u>65,061.65</u>
	\$95,982.11

Donnell made a motion to approve the Treasurer's Report, 2nd by Gloria. Motion carried.

Old Business:

The street creep concrete project on Elmwood Court was completed in June. Gary voiced concern on whether the expansion joint was in the proper section to prevent damage in the future. The board will do further investigation before executing work on Lindsay Ct. Randy will contact City Hall to see if they have any suggestions on the proper technique to fix the problem.

Architectural Committee:

Several areas were identified for maintenance. To cut down on costs, the smaller projects will be managed by HOH volunteers (thank you John Pletchette) and Steve will oversee the larger concerns and send a letter for everyone to clean landscape areas, so the weeds do not grow and take over the lawn area. There are concerns with areas that have creeping Charlie and thistles. The landscape areas are the homeowner's responsibility. Steve, John, and Randy will look at concerned areas after the meeting. After discussion, Randy suggested someone should look at completed projects to make sure the work was done correctly **before** paying the vendor.

Insurance Committee and West Bend Insurance:

The Insurance Committee will get quotes from other insurance companies in the Oct/Nov time frame. Doc recommends going to a \$5,000 deductible. Steve pointed out there is an issue with the current insurance coverage. The current HOH policy also covers the walls in. We need further investigation as to why this is not walls out only. Homeowners have HO6 insurance coverage for walls in. After clarification, we will have the HOH insurance changed to cover walls out only or make necessary changes to the Covenants. Randy asked for everyone to email him your insurance questions. The Board will address all questions before deciding on insurance.

New Business:

Thanks to Steve for not charging the Association for attending this meeting. Steve answered questions on the insurance settlement for the siding claim. Randy signed Steve's contract. John made a motion to approve the contract, 2nd by Donnell. Motion carried.

EPM over charged for Round Up on the May bill. Steve will make sure we get a refund for this over charge. The bill states: Round up, qty 12, rate 35.00, amount 420.00. After the meeting, Steve sent the Board this explanation to be correct for the Round Up billing, hence we will not receive a refund:

The question on 12 gallons of Roundup? It was not 12 gallons of roundup, it is the complete process as follows.

These guys use a backpack sprayer that holds 4 gallons of spray. When they start out they fill a water tank at the shop to go spray for weeds. They mix approximately 2 oz. of chemicals per gallon of water so 8 oz. per tank, then the water, then the labor to walk around and spray weeds equates to \$140 per tank full sprayed and they sprayed three tank full for what they charged.

A proposal from Property Management by Design, out of Ankeny, was handed out to the board for consideration. This was tabled for later discussion.

John made a motion to approve the bill for paper and ink for Sheryl McWilliams for Association business. 2nd by Donnell. Motion carried.

Meeting adjourned.

Respectfully submitted,

Sheryl McWilliams, Secretary