

Venbury II Board Meeting
Hartwig Residence
March 18, 2024

Attendance: Randy Hartwig, President; Donnell Vance, Vice-President; John Pletchette, Treasurer; Laurie McLain, Director; Sheryl McWilliams, Secretary; and Steve Gulling, Property Manager.

The meeting began with John sharing some thoughts on the relationship between the Board and Steve. Consensus was better communication is needed. After a Board meeting Randy will let Steve know what was discussed. Moving forward, the Board will state the action to take on an issue being discussed.

Since the Board will be meeting quarterly, John suggested the Board members could meet with homeowners during the months that a regular Board meeting is not scheduled. All Board members do not need to be in attendance. Homeowners can address any issues they may have and the Board will discuss at the next meeting.. Meetings with the homeowners will be scheduled after the May annual meeting. The Board needs to be proactive instead of reactive. The Board needs to know of increases in mowing and snow removal costs before the season begins. This information will be shared as soon as received from the vendor.

Insurance premium continues to increase with a larger increase expected next year. Discussion was held on how to reduce coverage and costs on insurance. Currently our yearly premiums are \$27,874.00, with total coverage. Steve explained that the way the current Covenant reads, if there is a fire in a kitchen the Association is responsible for repair with a \$25,000 deductible. At the annual meeting, the homeowners will vote on changing the insurance to Shell only coverage. Questions will be answered at the meeting. If the homeowners vote to change to Shell only insurance coverage, then the proper steps will be taken to get the Covenants changed in order to change the insurance in November when it renews. If the change is made to Shell coverage then everyone should make sure they have enough coverage for walls-in coverage on their HO6. This should also include assessment insurance to cover at least \$25,000. It was suggested to include in rules and regulations that homeowners need to carry assessment insurance. This will be addressed after a decision is made to change insurance coverage.

Steve will have Glenn, the insurance agent, look at interpretation of the shell only insurance for the Association. An explanation will be presented at the annual meeting with a hand out of cost and what is covered.

In a couple of weeks, Randy, John, and Steve will do a walk around to note concrete projects that need attention.

Decision was made that if we receive snow close to 2 " and the temperature is going to stay warm, we will not have it removed by . We will let it melt.

Respectfully submitted,
Sheryl McWilliams, Secretary