

Venbury II Townhome Association
Board Meeting at the Altoona Library
Tuesday, March 29, 2022

Meeting called to order by President Doc Holiday at 9:05 a.m.

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

Homeowners present: None

Minutes of March 1, 2022 Meeting: Motion by Herb and 2nd by Pat to approve March 1, 2022 Board minutes. Motion carried.

Agenda for the Annual Meeting:

Establish a quorum.

President's remarks.

Approval of 2021 Annual Meeting minutes – will ask if there are questions, etc. – will not be read.

Approval of Audit Report – final (1 page) will be sent – Pat.

Approval of Treasurer's Annual Report – to included to date balances and explanation of new Insurance Deductible Acct. – Steve.

Bylaws change – requires 2/3 vote – change in election of officers and establishment of Internal Audit Committee.

Covenant change – requires 2/3 vote with signatures – no rentals.

Election of Officers – Steve will pick two (2) people to help count votes. During vote counting, people will come forward to start signing Covenant change signature form (providing it passes).

Committees for Next Year:

Nominating Committee.

Landscaping and Architectural Committee – Will ask for volunteers and may also be appointed by Board - Committee will report to Steve.

Audit Committee – Approval by membership.

Adjournment.

Homeowners Packets for Mailing:

2021 unapproved minutes.

Audit Committee Report (1 page).

Treasury Report – Balance Statement, Profit & Loss, Lawncare detail and Repair & Maintenance detail.

Bylaws Change.

Covenant Change.

Proxy for Voting (new form) Return to Steve 24 hours before the Annual Meeting. If unable to return proxy by email, turn in to Judy German and Steve will pick them up from her.

Agenda.

Officer Candidates:

President: Doc Holiday

Vice President: Herb Phillips, Donnell Vance, Laurie McLain

Treasurer: Pat Thompson, Gloria Sapp

Director: Sheryl McWilliams

Secretary: Lynn Bedford

Steve gave current account balances as of March 28, 2022:

| | |
|----------------------|---------------------|
| Checking | \$16,589.31 |
| Reserve | \$46,435.26 |
| Insurance Deductible | <u>\$25,007.15</u> |
| | \$88,031.72 |
| Dues paid ahead | <u>-\$ 4,800.00</u> |
| Total Current Assets | \$83,231.72 |

Steve reviewed his Meeting Notice/Invite that will be part of the Homeowners Packets that will be mailed. He suggested another form that he had created to give homeowners another opportunity to nominate or volunteer for a Board position. The Board discussed it and majority agreed to include it with the Homeowners Packets and denote it as a "Reminder."

Steve noted that he will also be sending the proposed Dues Breakdown at the January 1, 2022 rate with the new insurance amount and the 2022 Budget.

The Board discussed and decided to have Steve include a list of "Nominated Candidates" provided by the Nominating Committee in the Homeowners Packets that he will be mailing.

Lawncare:

Contract will renew annually unless cancelled with 30 days written notice to the other party. Prices may fluctuate during the period of this contract if prices continue to rise. Cost is \$455.00/mow and \$910.00 chemicals/each (5 step program). Discussion was over cost and being able to reduce step program from 6 (last year) to 5 this year. They do a good job and they are conscientious. Motion by Doc to approve the Elite contract and 2nd by Judy. Motion carried. Doc will sign it.

Misc. Items:

844 Lindsay has hail damage to siding.

Steve stated an insurance person will be coming around with drones to check the roofs, siding, and gutters for any other possible damage. With all the storm damage, it is difficult to find people to come out for repairs.

Lynn has kept a spring repair list that she will send to Steve.

Forms will be provided at the annual meeting for homeowners to update their phone numbers.

Meeting Adjourned at 10:50 a.m.

Respectfully submitted,
Lynn Bedford, Secretary