

Venbury II Townhome Association Meeting

Altoona Library, 6:00 P.M.

November 15, 2023

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

Homeowners: Lynn Bedford, Donna Burt, Janet Cory, and Gary McClain.

Quorum established. Randy welcomed Laurie to the Board and started the meeting.

Motion made by John to accept the September 13 and October 18, 2023, minutes. Seconded by Donnell. Motion carried.

Treasurer's Report:	Checking:	\$ 13,523.30
	Ins. Ded.	\$ 22,448.69
	Reserve	<u>\$ 70,386.90</u>
		\$106,358.89

Old Business:

Street Creep Project: Steve had an engineer look at the Lindsay Court properties and reported there is no street creep damage to the properties and will not need concrete work done.

Steve also commented on the letter that Randy delivered to homeowners.

Insurance. Change in wording to the Covenants will need to be made before an insurance company can quote homeowners coverage without walls in coverage. This will be discussed at the next annual meeting.

F/U on request for wood burning fireplace and portable solar panels. This will be tabled until we hear back from the homeowner.

New Business:

Committee reports:

Audit: No issues with the September and October financials.

Grounds: A 3-step application lawn care plan for 2024 was reported to EPM. No response from EPM at the time of this meeting,

Insurance: Association insurance currently covers walls out and in. Homeowners must have HO6 and assessment coverage.

Maintenance and Repairs: There are several sidewalks to the stoops that need repaired. Discussion was held on how to best handle this problem.

Special Projects and Due: This committee looked at a budget and determined the HOA dues should increase \$50/mo.

Raise HOA Dues: John made a motion to increase dues \$50 beginning Feb 1, seconded by Donnell. Motion carried. Steve will send a letter to homeowners.

Respectfully submitted,

Sheryl McWilliams
Secretary