

Venbury II Townhome Association
Board Meeting at the Altoona Library
Tuesday, November 8, 2022

Meeting called to order by President Doc Holiday at 9:07 a.m.

Attendance: President Doc Holiday, Vice President Donnell Vance, Secretary Lynn Bedford, and Director Sheryl McWilliams. Treasurer Pat Thompson is excused.

A quorum was established.

Homeowners present: None.

Previous Meeting Minutes: September 13, 2022 Board minutes were approved by email on September 27.

Financial Report: Doc gave the report. The balances as of November 7, 2022 are as follows:

Checking	\$ 70,200.84
Reserve	\$ 49,438.89
Insurance Deductible	<u>\$ 25,035.59</u>
	\$144,675.32

Motion by Sheryl, 2nd by Donnell to approve the Treasurer's report. Motion carried.

Insurance Update: Steve said the siding could start in the next two (2) weeks. Doc voiced concern about removing siding during this cold weather. Siding will be coming off two (2) buildings to replace damaged siding on other buildings. Donnell said she has put up a shelf in her garage to get siding off her garage floor. Doc said there will be changes in our insurance next year for our deductible for wind and hail to \$10,000.00/building and maximum of \$200,000.00. We cannot change insurance companies at this time as we have an open claim with West Bend. Sheryl suggested and there was discussion and agreement about shopping for insurance after our claim is settled.

When Steve goes above and beyond his contract, he has the right to charge extra for his services. Sheryl felt that it should just be part of his job. It is in his contract that he can charge \$150.00/hour for extra services and handling this insurance claim is not part of his normal process. Doc said he knew that he, Steve, and Lynn spent 2 hours walking around with the adjuster the first time and Steve spent another 3 times walking around with the insurance adjuster. Lynn added that Steve then had to do another walk around with the siding person. Lynn said Steve received \$3,400.00 for supervising the roofing project. He has probably already spent at least if not more than 10 hours on this insurance and that would be \$1,500.00 at \$150.00/hour and the project has not even yet begun. Donnell suggested there should be a baseline per project. Lynn suggested paying Steve \$3,000.00 for his extra services on this insurance project or possibly a percentage of the claim. Doc said it's hard for Steve to track time since he has 11 Associations. If we can come up with a figure, we can see if he is comfortable with it and if he is not, we would have to accept his bill. Donnell would like to have a more accountable list of time Steve spends on the project. Lynn said that based on the \$53,000.00 we have already received, if we paid Steve 10%, we are looking at \$5,300.00 and at

5% we are at just over \$2,500.00 so \$3,000.00 is not that far off. Doc said we will table this until the next meeting to give us time to think about how we want to proceed and a dollar amount. Steve also said he did not want to move the insurance proceeds out of checking if he was going to have to start paying on the project. Doc asked if the project does not happen as planned, he would like to see the insurance funds moved over to savings and the Board agreed.

Old Business: 1005 Venbury - Steve did visit with the homeowner and they will be removing electrical and conduit before siding is removed.

1013 Venbury - water shut off cap has been completed

828 Elmwood - concrete repair has been completed.

Donnell updated the Board on Mid-American on the gas line meter brackets. When new homes are built, the brackets must be placed to hold the meters to foundation. After existing homes, 20 years old, bracket does not need to be there.

New Business: Steve is sending a letter to homeowners regarding the ACH withdrawals. Beginning January 1, 2023, the date of the ACH withdrawal will change to the 1st through the 6th of the month, trying to make the withdrawal as close to the 1st of the month as possible.

Ice melt will be used on approaches (sidewalks and steps) on an as needed basis. NO ice melt will be used on porches.

The Board discussed Assessment Insurance on individual HO6 Homeowners Insurance. If every homeowner has Assessment Insurance, it would cover our maximum deductible. Steve provided a draft letter which the Board went over and provided edits. This letter will be sent by mail explaining the Board's and Steve's interpretation of Assessment Insurance. Homeowners are strongly advised to contact their insurance carrier. Doc also wants to put the information on our Facebook page. Doc suggested having an insurance representative come to our annual meeting. The letter from West Bend regarding the renewal increases and the letter from The Dana Company will also be included with our letter in the mailing

Steve is sending out a winter reminder letter.

The Board went over the list that the Architectural Committee completed from their walk around:

Gas meters – per Mid-American do not need brackets

Siding damage and gutters will be addressed as part of claim

Several decks in need of power washing/stain. Have Steve possibly send a letter in the spring as to why homeowners should maintain their decks.

Two buildings (4 homes) that have the beam over their porch that is not sided can opt to have it done and sided at their own expense if both sides agree so the building continues to look the same. This is not an Association responsibility as this is how these homes were originally built and the Board agreed.

1121 Venbury - Landscaping is done. Picture has been sent to the Treasurer for the file.

824 Elmwood – Landscaping will be cleaned in spring when homeowner will have help.

837 Elmwood - Tree was trimmed and looks good

840 Elmwood - Mediacom hole in siding repaired by homeowner. Crack in approach not needing repair, not a trip hazard and no erosion.

819 Lindsay - homeowner should try to clean siding area in question.

Several rusty outside light covers - homeowners' responsibility

Doc asked if the Association should put splash guards down to protect the downspouts from the weedwhackers? We get so many complaints. There was discussion and the suggestion was made and agreed to that homeowners are free to purchase splash guards if they so choose.

Splash guards are not that expensive and homeowners can choose which type they want.

826 Lindsay - A ground wire not attached and 2 rods protruding from the ground. Homeowner needs to contact Mid-American. Sheryl will follow-up with the homeowner.

838 Lindsay – ground settling front yard. Nothing more to be done.

Window wells – normal fill is with just dirt and rock.

842 Lindsay – homeowner to trim bushes

Unfinished Business: None

Committees: None

Business Approved by Email: The Board approved cleaning the gutters on October 21, 2022 and the gutters were then cleaned on October 31, 2022.

The Board agreed and chose the color Champagne for the new siding as it was the color closest to the existing siding. This was done individually by going through samples and making the comparison.

Good and Welfare: The Board thanks the Architectural Committee for doing the maintenance walk around and reporting back to the Board.

The next meeting will be the 2nd Tuesday in January.

Donnell is working to try to get the Townsend Home for our Annual meeting in May 2023, 6-8pm.

Meeting Adjourned at 10:55 a.m.

Lynn Bedford

Respectfully submitted,
Lynn Bedford, Secretary