

Venbury II Townhome Association
Board Meeting at the Altoona Library
Tuesday, October 28, 2025

Meeting called to order by President John Pletchette at 6:00 p.m.

Attendance: President John Pletchette, Vice President Denise Lestor, Treasurer Laurie McLain, Secretary Lynn Bedford, and Director Donna Jacobson.

A quorum was established.

Homeowners present: Gary McLain, Herb and Helen Phillips, Ken Chaney, Cynthia Evans, and Kay Winter.

Approval of Minutes: September 29, 2025 Workshop meeting minutes. Motion by Donna and 2nd by Denise to approve the September 29, 2025 Workshop meeting minutes. Motion carried.

Financial Report: Laurie gave the financial report. The balances as of today, October 28, 2025 are as follows:

Checking	\$ 33,806.45
Reserve	\$113,178.64
Savings	<u>\$ 22,885.25</u>
	\$169,870.34

In answer to a question, Laurie stated that \$1,700.00 continues to transfer monthly to the Reserve account. Motion by Denise and 2nd by Donna to approve the Treasurer's report. Motion carried.

New Business: Review Increase in 2025-26 HOA Property Insurance Policy.

Laurie gave a review of the insurance renewal with State Farm. Our premium went from \$27,523.00 to \$31,262.00 which is an increase of \$3,739.00 effective November 1. The deductible went from \$25,000.00 across the board for wind and hail and all other covered perils to a 2% deductible for wind and hail. The properties are valued at \$7,544,500.00 so a 2% deductible on that is \$150,890.00, We are basically self-insured for everything up to that amount on the exteriors. All other perils are \$25,000.00 deductible. This is the main reason for the increase in the dues as we need to start putting money into the savings account to cover the deductible. This will take several years.

We have emphasized how important it is that everyone have loss assessment coverage. A 2% wind and hail deductible is a cost per unit owner of \$4,438.00. All other deductibles of \$25,000.00 are a cost per unit owner of \$735.00. If we have major damage to the units, we can't wait for the homeowners to file their claims and their insurance company to pay them, and then the homeowners to pay the Association. We have to have the funds available in the savings account to get the process started. The Board must be fiscally responsible.

Review \$50.00 HOA Dues Increase Effective January 1, 2026.

Laurie explained where the dues increase from \$250.00 to \$300.00 will be going. Out of the \$50.00 dues increase per unit per month, \$10.00 will cover the insurance premium increase, \$30.00 will go into the savings, and the last \$10.00 will go into the checking to cover any increases in expenses. We are doing ok with our budgeting so far but costs are always going up. After the end of the year, we will make a budget for the new year which will include the new insurance premium. We will also create a new calculation of where dues are spent.

Calculated over a year, \$10.00 per unit per month is \$4,080.00 going towards the insurance premium and into checking and \$30.00 per unit per month is \$12,240.00 going into savings.

Fall Cleanup: Gutter Cleanout and Leaf Removal One Time.

Gutter cleanout and leaf removal are in the budget. Gutter cleanout will happen first and then about a week later or so the lawn service will come and remove the leaves. Kay mentioned that the pipe between her home and Roberta's will need to be cleaned out. We do have a bid from Selby from earlier this year that indicates they will remove leaves from the property. It also shows a bid for mulching and that may be all that is needed in places.

If at any time you notice your gutters are plugged, complete a maintenance request form on Steve's website. Several people mentioned that the lawn service trims too short and trims where they have tried to grow new grass. Maybe, they could trim every other time or even less. However, the mowing looks great. Comment made on piling of snow in yards but they are limited on where they can put it. This is the first year for this snow removal company, they know we have pets so pet friendly ice melt, and Steve has gone over things with them. Steve did send out a notice of Association Winter Reminders.

Review Maintenance Request Form Procedures. (GullingProperty.com)

If you are going to do anything, want to plant or remove a tree, large part of yard needs work, gutter plugged or damaged, etc. complete the form and email it to Steve. Can also use this form to let Steve know you want to do something such as update your deck or add landscaping so it can be approved before you start work.

Old Business: None

Unfinished Business: None

Homeowners Comments and Questions: Mowers doing a good job and looks nice. Steve and the crew did a good job managing the mowing during the period of drought we had. Trimmers need to be more careful. Deck steps have gotten hit hard in the past. If you have personal items on your front stoop, they are concerned about

damaging your items and will not blow them off. They should be blowing off the steps and sidewalks.

Contact MidAmerican Energy for more information on their Summer Saver Program.

Business Approved by Email: None

Good and Welfare:

George Rowe on Elmwood Ct. is in the VA Hospital in Rehab. He fell and injured his knee. Denise will put the address on the Venbury Facebook page if you would like to send a card.

Homeowner News:

Alan Smith is our new resident on Lindsay Ct. He purchased Maethelle's home.

Several decks have been updated.

Some new trees planted and some removed.

One new patio was installed.

Coffee Chat: Tuesday, December 9 at 9:30 a.m. at the library

Next Quarterly Board meeting is Monday, January 5 at 6:00 p.m. at the library

Meeting Adjourned at 6:51p.m.

Lynn Bedford

Respectfully submitted,
Lynn Bedford, Secretary