

Unapproved

Venbury II Townhome Owners Association
Annual Meeting
May 6, 2025
Altoona Library

Meeting called to order by President Lynn Bedford at 6:04 p.m. A quorum is established with 20 present and 3 proxies.

Member present by household:

1013 Venbury	828 Elmwood
1015 Venbury	830 Elmwood
1127 Venbury	830 Lindsay
1217 Venbury	831 Elmwood
819 Lindsay	832 Lindsay
820 Lindsay	834 Elmwood
823 Lindsay	837 Elmwood
824 Elmwood	840 Elmwood
824 Lindsay	842 Lindsay
825 Elmwood	842 Elmwood

Members represented by proxy:

1213 Venbury	836 Lindsay
826 Lindsay	

Lynn thanked the current Board members Denise Lestor, Vice President; Laurie McLain, Treasurer; Sheryl McWilliams, Secretary; and John Pletchette, Director; and Steve Gulling, Property Manager; for their service to the Association this past year.

Everyone was asked to introduce themselves, which street they lived on, and if they were an original owner.

Carolyn Good passed on January 6 and Bill moved to Prairie Vista in March. Bonnie Gibson broke her hip and is now recovering at home. We all wish her a very quick recovery. Maethelle Kness has moved to Prairie Vista.

Approval of May 8, 2024 Annual Meeting Minutes: Motion by Herb Phillips and 2nd by Doug White to approve the May 8, 2024 Annual Meeting Minutes. Motion carried.

Treasurer's Report: Laurie McLain gave the Treasurer's Report and information is included in the packet members were sent.

The current financial numbers are as follows:

Checking	\$ 38,446.89
Savings	\$ 22,787.51
Reserve	<u>\$102,332.75</u>
Total	\$163,567.15

Motion by Gloria Sapp and 2nd by Doc Holiday to approve the Treasurer's Report. Motion carried.

Audit Report: Laurie McLain gave the Audit Report. There were originally two (2) members on the Audit Committee, however, Donna Jacobson completed the audit on her own as the 2nd member was unable to continue. She found no unresolved comments. Donna was thanked for taking it on and completing it by herself. Motion by Judy German and 2nd by Pat Thompson to approve the Audit Report. Motion carried.

Lynn stated that the bylaws require the Board to nominate members to the Audit Committee and bring those names to the annual meeting for approval by the membership. Finding no volunteers, the Board nominated Donna Jacobson and Laurie McLain to the 2025 Audit Committee. There were questions and discussion about having Board members doing the audit. Lynn cited the bylaws and covenants regarding "members," and that nowhere does it state that Board members cannot be on the Audit Committee or any other committee. In fact, the Nominating Committee is required to have a Board member on it. Lynn asked for a volunteer to be the 3rd member several times. Janet Cory graciously volunteered to be the 3rd member. The Board was polled and agreed to add Janet Cory to their nomination. Motion by Pat Thompson and 2nd by Kay Winter to approve Donna Jacobson, Laurie McLain, and Janet Cory to the 2025 Audit Committee. Motion carried.

Property Manager's Report: Steve Gulling said he received three (3) bids for the 2025/2026 lawn care and snow removal service. John called references. The Board chose Selby Landscapes LLC for lawn care and snow removal and Kelly George for chemical applications. It is a 5-step program. He reminded everyone to make sure they have Loss Assessment

coverage on their HO6 insurance policy. \$25,000.00 is about \$25.00/year or less. We repaired window wells on Lindsay Ct. and replaced a retaining wall on Elmwood Ct. If you have a maintenance issue or question, go to the Gulling Property.com website and complete a maintenance request form. Once you send it, it should send you back a response that it has been received.

Nominating Committee: John Pletchette reported for the Nominating Committee. The Committee placed the following names in nomination for office:

President: John Pletchette
Secretary: Lynn Bedford
Director: Donna Jacobson

Lynn asked if there were any further nominations for any of the offices. She asked if there was anyone who wished to run or volunteer for any of the offices. There were none and nominations closed.

Motion by Gary McLain and 2nd by Kay Winter to ratify the election and the new officers are elected by acclamation. Motion carried.

The new Venbury II Townhome Association Officers and Director for the next year are:

President John Pletchette	Current VP Denise Lestor
Secretary Lynn Bedford	Current Treasurer Laurie
Director Donna Jacobson	McLain

Lynn asked for two (2) volunteers to serve on the 2026 Nominating Committee with the Director, Donna Jacobson. Gary McLain and Sheryl McWilliams volunteered for the 2026 Nominating Committee and Lynn thanked them.

Homeowners Questions/Concerns:

Is a Redbud an acceptable front yard tree? The Board has discussed researching trees to find those appropriate in size for our small yards. John mentioned checking with Iowa State and also if Altoona has an Arborist on staff. Steve suggested that the homeowner complete a maintenance request for a Redbud tree and he will bring it to the Board to get the ball rolling.

Last year's backyard leaf cleanup problem was brought up. The crew piled up the leaves but never came back to pick them up. It was explained that the Association had only ever paid to clean up the front yards until it was insisted upon doing backyards last year when funds had not been budgeted. It is unknown why they did not come back. Money has been budgeted this year for gutter cleaning \$2,000.00 and leaf cleanup \$2,500.00. The gutter cleaning will happen when the leaves have dropped and then the leaves on the lawn will be cleaned up.

Good and Welfare:

Denise Lestor and Kay Hamilton were thanked for taking such good care of the circle on Elmwood Ct. John Pletchette, Sheryl McWilliams, Roberta Rahn, and Gloria Sapp were thanked for taking such good care of the circle on Lindsay Ct. Great job everyone!

Smoke detectors expire after 10 years and must be replaced.

Tuesday, May 13, there will be a Peace Officers Memorial Service at Lutheran Church of the Cross from 7-8 p.m. Some time between May 18 and 24 the Fire Dept. should be having something for EMS week.

The Altoona Historical Society will have a float in the 4th of July parade which will actually take place on July 4th this year. The route goes east from Venbury Drive down 8th Street. There will be activities at Haines Park and the Altoona Historical Museum will be open.

Adjourned at 7:09 p.m.

Respectfully submitted,

Lynn Bedford

Lynn Bedford, President

Minutes are transcribed by the President, from the President's notes, and the President's recording of the meeting.