

Venbury II Townhome Association
Workshop Meeting at 819 Lindsay Ct
Wednesday, May 20, 2026

Meeting called to order by President John Pletchette at 3:38 p.m.

Attendance: President John Pletchette, Vice President Denise Lestor, Treasurer Laurie McLain, Secretary Lynn Bedford, and Director Amy Heldt.
A quorum was established.

John welcomed Amy to the Board and reviewed the purpose of the Board, the Officers, and the Property Manager. He explained the roll of the Director and specifically as to the Nominating Committee. The Director is the Chair of the Committee and Jean Pletchette is a member for 2027. Amy asked if we had a list of homeowners and one was provided for her.

Financial Report: Laurie gave the financial report. The current balances as provided by Steve are as follows:

Checking	\$ 41,538.39
Reserve	\$126,070.11
Savings	<u>\$ 28,123.99</u>
	\$195,732.49

Laurie reported that we put \$1,700.00 a month into the Reserve account for capital improvements such as siding, concrete replacement, things that help improve the value of the unit. Regular maintenance and repairs come out of our budget each year and our regular checking account. Amy asked how do we project forward for example with siding, if this is something Steve does. Laurie said she actually was going to bring that up. She would like to request that Steve do a reserve study for siding replacement. John said he would talk to Steve about doing this siding reserve study. Laurie explained that a similar study was done years ago to project what the roof replacement was going to cost. Amy was given a copy of the 2026 budget.

Laurie asked the Board to take another look at the Selby invoices/contract charges for the shovelers and the amount of ice melt and rock salt being put down which she felt was excessive. There was discussion over the current and prior contract. It was agreed that Laurie would put it in writing to Steve and it will be up to John and Laurie to discuss it with him.

New Business: John will write a letter to homeowners from the Board with Steve's contact information. Lynn asked if Steve would want a Board backup for a contact and John said he would ask him. This is an annual letter and John will walk them around. He said he always asks the homeowners if their contact information and email are correct and if they use the website and our Facebook page.

John said a Structural Engineer will be inspecting 831 Elmwood Ct. and other units on Elmwood Ct. and Lindsay Ct. for possible street creep on Thursday. Laurie explained that three years ago 3 units had adjustments made between the driveway and garage floor. The interpretation was the garage floor was pushing up against the back wall of the foundation. It is still doing damage. John

said he contacted Scott Atzen and he responded by text that someone from the city did look at Elmwood Ct and it definitely needs replaced and put on the summer schedule.

Laurie said they had Trasher come out and look at their foundation and were told it was street creep. She said she told Thrasher to write up a proposal and she would submit it to the Board. Laurie said they had also sent a letter to the city advising them that their foundation has been diagnosed with street creep and asking that they meet with them to discuss the situation and a possible remedy. They have yet to hear back from the city.

We did not do an annual walk around last year. The walk around is a maintenance program to check on what needs to be done, what's in the budget, and to prioritize any projects. It also denotes what is the responsibility of the association and the homeowners. Laurie said she can make up the list and do the writing. Amy said she would like to go along. John will get with Steve to plan a date and let the others know.

Review Committees: Audit Committee members are Laurie and Cynthia Evans.
Nominating Committee members are Amy (Chair) and Jean Pletchette.
Next year we will be electing a new President and Secretary and also Director.

Old Business: None

Unfinished Business: None

Business Approved by Email: 839 Elmwood Ct basement foundation crack (leaking) Board approved fixing May 19, 2026.
Board approved May 5, 2026 hiring a structural engineer to address possible street creep at 831 Elmwood Ct. and other units on Elmwood Ct. and/or Lindsay Ct.
Board approved March 10, 2026 the Selby Landscaping contract for mowing and snow removal for the 2026/2027 season to include the 5-step chemical treatment bid for 2026 from Kelly George Turf and Irrigation.
The January 5, 2026 Board meeting minutes were approved by email on March 3, 2026 and are on the website.

Good and Welfare: July 13 @ 6:00 p.m. Board Meeting at the Library
June 9 Coffee Chat
August will be a Happy Hour
September or October will be a Cookout

Reminder to contact Steve if you have a question or problem with an Association service provider or vendor.

Next Board meeting is July 13 @ 6:00 p.m. at the library.

Meeting Adjourned at 4:53 p.m.

Lynn Bedford
Respectfully submitted,
Lynn Bedford, Secretary.