

2019 Venbury Villas Annual Meeting

July 22, 2019

Quorum Established – 44 members present

Minutes - Dave Parson's made a motion to approve the prior year's minutes, seconded by Andy Mc and approved.

Treasurer's Report - \$107,002.65 total (June Balance Sheet)

\$65,931 in Special Account for future Roof needs

\$39,986 in savings

\$1,088 in checking

Request for Profit and Loss Statement.

UPDATE: Email was sent to all members on 8/5/19 with 2018 Profit & Loss Statement.

Snow Assessment – Due to higher than anticipated snow removal during winter of 2018/2019. Cost of \$16,300 and snow removal budget of \$5,000. There will be a one-time \$2000 assessment. This was passed by a vote of 23 yes and 19 no. Payment by check are due to Steve by 10/31/19.

Lawn Irrigation – Cost \$6,000 Runs 3 times a week. Homeowners should report any issues with irrigation to Steve and he will have issues checked by vendor.

Motion made to not use irrigation, seconded and passed.

Another motion was made to leave irrigation on and watch carefully, seconded and passed.

The Association Board approve dues increase to \$155 effective 6/1/19. It appears je bylaws require a vote of 66% of members to raise monthly dues. Steve will have this reviewed by attorney.

UPDATE: Attorney recommended we correct the error with a proposal to increase dues with a backdate of 6/11/18. Email was sent to all members on 7/24/19 recommending vote by mail. Also, provided in email were the documents of expenses. Members were asked to let Steve know if they are opposed by 8/1/19. Post card vote passed and email was sent on 11/6/19 with this update.

Quarterly report is requested from the Altoona Police Department for calls to the area. Any unreasonable visits from Police to a members' unit will result in a fine.

UPDATE: This issue was also review by attorney with an update in email on 7/24/19. He did not find any issue with this rule or enforcing it.

Homeowner's Concerns

547 Kelsey sidewalk to patio pulled away & drops. Bids will be obtained.

Flashing by roof & soffit blew away and insulation is showing.

Street caving in again.

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Let Steve know if there are dead scrubs that need to be removed and replaced with rock.

Paint color number for doors is on the website.

602 Carrie has list of maintenance and repairs.

Roof replacement cost was discussed, and bids will be obtained.

Election of Officers

President – Lindsay McLain

Vice President – Bruce Cox

Treasure – Shelly Farnsworth

Secretary – Pam Glider

At Large – Brad Edwards

Steve announced that trees will be trimmed in next couple weeks.

Request to add to agenda that bids be obtained each year for insurance, maintenance, and snow removal.

Motion made for adjournment, seconded and passed.

Respectfully submitted,

Pam Glider, Secretary