

Vance Street Townhomes  
September 13, 2017  
(Recorded by Hufford & Co., Inc.)

Neil McGinley, President, called the meeting to order at 10:00 a.m.

Present: Neil McGinley, Lois Tate, Karl Mathews  
Hufford & Co., Inc.

Minutes: The minutes were reviewed for June 21, 2017.

Financial:

The Cash Flow statements were reviewed for June through August.

Topics of Discussion:

Interstate Roofing was chosen to replace roof and gutters.  
With the low Reserve account balance, the Board felt it is necessary for a special assessment. It was voted for a \$800 special assessment, due Nov. 1, 2017

The meeting adjourned at 10:30 a.m.

The next meeting will be Wednesday, November 15, 2017 at 6:30 p.m.

Vance Street Townhomes  
June 21, 2017  
(Recorded by Hufford & Co., Inc.)

Neil McGinley, President, called the meeting to order at 10:00 a.m.

Present: Neil McGinley, Lois Tate, Karl Mathews  
Hufford & Co., Inc.

Minutes: The minutes were reviewed for March and the Annual Homeowners Meeting on April 19.

Financial:

The Cash Flow statements were reviewed for March, April and May.

Topics of Discussion:

A claim has been turned in to State Farm for hail damage on May 8. Waiting for a reply from insurance for a figure on the deductible. After it is received, the Board will determine if a special assessment is needed and how much.

Hufford & Co., Inc. will get proposal from several roofing companies.

There is a large screen TV in the north building basement which needs to be removed

Remind Andy to bring back the cash flow statements he was reviewing.

Residents are parking at a diagonal in their spots. It would be impossible for emergency vehicles to get through.

It was suggested we may want to install steel screens at both basement doors and windows to prevent the homeless from breaking in.

Neil and Lois need to go to the bank to get Lois on the signature cards and Andy Swenson taken off since he is no longer on the Board

The meeting adjourned at 10:40 a.m.

The next meeting will be Wednesday, September 13 at 10:00 a.m.

# Vance Townhomes Condo Association

## ANNUAL MEETING

April 19, 2017

(Recorded by Hufford & Co., Inc.)

The meeting was called to order at 6:35 pm.

A quorum of 25%, as per the Declarations, was established. Four units were represented.

### Minutes:

March 17, 2016 Annual Meeting Minutes were read & approved.

### Financial Report:

Hufford & Co., Inc. reviewed the Annual Year End Financial Report for 2016.  
The 2017 Annual Budget was discussed and approved.

### Election of Board of Directors:

The following members were elected for the new Board of Directors and offices to be held. Andy Swenson sent an email that he would not be running another year for the Board.

Neil McGinley - Treasurer

Karl Mathews - Secretary

Lois Tate - President

### Owner's Concerns:

With the need to increase the reserve account it was voted to increase the monthly dues by \$10 a month per unit, effective June 1, 2017.

Katie Brallier will be using a proxy to represent Cody Jones, #1397, when he is absent.

The trash company is still not putting the lid down on the trash bin at the north side. This is after complaints for 1 year. If they cannot make the correction, a new company will have to be found.

The assisted living center, next door, has been fixing some of the slates on the back fence.

Need to speak to #1389 regarding the lattice on top of his fence. He needs to remove it or he will be responsible for fence damage. When the wind blows, it sticks out in the driveway.

At present, there have been no more homeless problems.

The door to the south laundry needs to be secured. Possible a new frame.

Lois is going to see if she can get someone to clean up the laundry rooms on a set schedule.

It was discussed getting a bid to mud jack at the back of the property. There is a trip hazard where the concrete has settled/lifted.

It was noticed the residents are not parking correctly in their spaces, which is blocking part of the drives in case of fire or emergency vehicles.

With no further business, the meeting was adjourned. The next meeting will be Wednesday, June 21, 2017, 10:00 a.m.

Vance Street Townhomes  
March 8, 2017  
(Recorded by Hufford & Co., Inc.)

Neil McGinley, President, called the meeting to order at 6:45 p.m.

Present: Neil McGinley, Andy Swenson, Lois Tate, Karl Mathews  
Hufford & Co., Inc.

Financial:

The Cash Flow statements were reviewed for November 2016 through February 2017.

Topics of Discussion:

It was voted to continue with Bluegrass Lawns again this year. There is no increase in the prices.

The HOA received a letter from State Farm that their deductible is being increased from \$1,000 to \$5,000.

A long discussion with Andy, #1393, regarding his remodel after the water damage last summer. Water damage was due to a pipe break at his toilet. The HOA is responsible for pipes outside the unit. Anything the insurance would pay would be for original fixtures, not any upgrades. Andy put hot/cold water shut off valves in his unit. Would probably be a good suggestion to all owners.

Karl, #1391, installed new vinyl windows on the lower level and door. These were matching #1387, which was previously approved.

The meeting adjourned at 8:30 p.m.

The next meeting will be the Annual Homeowners Meeting on Wednesday, April 19, 2017 at 6:30 p.m.