

Sept 14, 2021

Vance Townhome Association Minutes

1) Call to Order

2) Roll Call

- a. Joe DelNero
- b. Neil McGinley
- c. Forrest
- d. Kate Kammerman
- e. Karl Matthews
- f. Cody
- g. Tyler
- h. Lois Tate
- i. Roark Harris
- j. Doug

3) Approval of August Minutes

- a. Pushed past minutes to open issues.

4) Homeowners Forum

- a. **President:** Joe DelNero
- b. **Secretary:** Karl Matthews
- c. **Treasurer:** Neil McGinley
- d. Board meetings are open to all members

5) Property Management Report

- a. Forrest presenting financials:
- b. Net income to August is about \$1,200
- c. Insurance was over budget – but only because we paid upfront. Approaching renewal time. Cost is about \$1,400 per month. During renewal, we will accept proposals for lower rates.
- d. Mostly close to budget. Water is the other budget item and is \$1,200 over budget. But rates have been going up.
- e. Total of about \$93,300 in the bank. Likely won't need to raise HOA dues, but we'll examine in November meeting.

6) Open Issues

- a. The South Building Electrical conduit under the South eaves detaching from building near 1375. And Xcel seems to have knocked down a cable. Xcel needs to handle it because it's their property. Forrest to set a call to look at it so it can be taken care of.
- b. The Xfinity/Comcast Cable attached to the rain gutter, North Building over North Driveway ready to fall. Forrest to set a call for them.
- c. North Laundry room. Leaky over-pressure relief valve. It just leaks onto the floor. Work order has been placed for that with Choice Mechanical.
- d. Ash Trees vaccinated against ash beetles. Forrest is getting an estimate.
- e. Coin Tech Laundry Rental equipment. Looked at our hookups. Forrest is giving them gross income. Trying to learn more about leasing options for laundry

equipment. Neil would like to consider a replacement vendor. MacGrey replace washer/dryer.

- f. North Neighbors snowplows have been knocking some fencing. Karl has been replacing with screws. Will keep receipts for reimbursement for screws.
- g. Expansion tank rubber inside is backing into hot water heater is giving black spots across multiple units. Choice Mechanical came out. Kate is going to run a bath to see if that's been fixed and will get back to us. If it's not, Choice Mechanical will need to come back out.
- h. Leak on floor – pipe from pump to floor is resting on the floor, so floor just gets wet. North floor basement. Neil empties twice a day. Need to get this resolved.
- i. Potential lawn damage by resident with brown lab. If the lawn doesn't recover, potentially hold owners responsible for getting new seed. Grass is coming back so should be resolved by next spring.

7) New Business

- a. Trimmings: Tree branches falling have hit vehicles, so trees may need more substantive trimming. Bushes are also coming over the walking path so should also trim bushes on front lawn. Forrest will get an estimate.
- b. North Basement Window: Karl may have all the pieces for the window and security grate. Karl and Neil will look to install. If not, they'll reach out to Forrest..
- c. Water is extremely hot or extremely cold in both buildings. The far east side might be more temperate, but other units are too extreme. Cody suggested new mixing valves in bathrooms otherwise we might need to adjust the water temps. Some owners are going to look at that specifically.
- d. Need to identify new bushes for the walkway. Work order to remove trees is out there. Waiting on schedule.

Meeting adjourned: 6:55 p.m.

May 11, 2021

Vance Townhome Association Minutes

1) Roll Call

- a. Kate and Rich
- b. Neil
- c. Karl
- d. Joe
- e. Cody
- f. Forrest (HOA)

2) Financials

- a. Neil votes to approve budget sheets

3) Old Business

- a. Gutters – Need someone to get a sealant within the seams. Clean the gutters. Allow them to dry. Then apply the sealant. Southside of North Building: Between 1391-1393. Southside of South Building: 1373:1371
- b. The South Building Electrical conduit under the South eaves detaching from building near 1375. Xcel Energy may need to come out to take a look at that to check their cables? Forrest to set a call to look at it so it can be taken care of.
- c. The Xfinity/Comcast Cable attached to the rain gutter, North Building over North Driveway ready to fall. Forrest to set a call for them.
- d. North Laundry room. Leaky over-pressure relief valve. It just leaks onto the floor. Work order has been placed for that.
- e. Ash Trees vaccinated against ash beetles. Forrest is getting an estimate.

4) New Business

- a. Coin Tech Laundry Rental equipment. Looked at our hookups. Forrest is giving them gross income. Trying to learn more about leasing options for laundry equipment. Neil would like to consider a replacement vendor. MacGrey replace washer/dryer.
- b. North Neighbors snowplows have been knocking some fencing. Karl has been replacing with screws. Will keep receipts for reimbursement for screws.
- c. Tree branches falling have hit vehicles, so trees may need more substantive trimming.
- d. Expansion tank rubber inside is backing into hot water heater is giving black spots across multiple units. Near Kate's apartment? Forrest had someone come out. Joyce (Choice? Spelling) Mechanical is waiting for a response from the HOA. Forrest will get a person in.
- e. Pothole: SW corner between fence and iron post. We should fill it in. Karl's offering to fill it for us rather than getting a contractor. Forrest recommends Karl purchases and we reimburse Karl. At some point we might need to consider a full repavement, but for now, just apply a band-aid.
- f. HOA Bylaws says that we are an adult only community, but it violates Federal Fair Housing laws. 55 and older communities have a special legal designation

with unique factors including accessibility. HOA could be liable for discrimination if there's an instance. Bylaws were reversed at one point. However, enforcement of this bylaw is not possible. But similarly, HOA can look at ways to hold children responsible for potential damage to residences or HOA property.

- g. Potential lawn damage by resident with brown lab. If the lawn doesn't recover, potentially hold owners responsible for getting new seed.
- h. Potential mountain lion sighting near dumpster by Neil. Be careful with dogs.