

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.