

Feb. 8, 2022

Vance Townhome Association Minutes

1) Roll Call

- a) Neil
- b) Karl
- c) Joe
- d) Tyler
- e) Forrest
- f) Cody & Katie
- g) Doug

2) Approval of Minutes

3) Property Management Report / Financials - Forrest

- a) Finances are still very stable. Not currently looking to increase HOA fees. Plenty of money in the reserves.
- b) Voted to approve finances. Seconded.

4) Old Business

- a) South Building's conduit eaves detaching from building near 1375. **Forrest will call.**
- b) Xfinity/Comcast Cable attached to rain gutter on North Building over North Driveway. **Forrest to call again.**
- c) North Laundry Room leak: Fixed. Tabling discussion about CoinTech and vendors and purchasing laundry machines since most owners have laundry in-unit.
- d) Pine beetle / Ash Trees: **Dana + Forrest are getting an estimate for vaccination.**
- e) Tree branches following: **Still looking at a more substantial tree trimming.**
- f) Hot water exchanger, Expansion Tank Rubber: **Choice Mechanical fixed this issue. No more black pebbles in water.**

5) New Business

- a) Juniper trees were taken down but stumps are still an issue and sticking up out of the ground. Potential eyesore or trip hazard. **Doug is going to bring equipment home from work to grind the stumps down. We'll need to decide if we want them fully removed.**
- b) Landscaping options to replace junipers. Best time to plant is early spring. Neil suggests small evergreens that will get to be about 10' tall. Homeowners with opinions are encouraged to suggest options or do independent research to bring to the board.
- c) Wind knocked over fiberglass divider in parking area. **Forrest to call for repairs.**
- d) North Basement window grate - we have the security grate. **Forrest to call window repair people to replace window and screen.**
- e) Boiler failure last month was due to the heat pump being permanently on and a faulty solenoid valve. **Forrest to check with Choice Mechanical to either debug the system or see if we need more extensive review and repair.**

Meeting adjourned at 6:38 p.m.