

VILLAGE TOWNHOMES, INC
General Session Secretary Notes
November 29, 2017

General Session Opened at 7:01 pm

Board Members Present

Eric
Jacob
Mark S
Mary
Robert "Bob"

Special Guests

Property Manager - Brenda
Optimum Rep - Morgan

GUEST SPEAKERS

Horizon Lighting - Electric Vehicle Charging Electrical Outlets

Charge Point - EV Charging Stations

Board requested information on charging options for electric cars in the community. Recently, state regulations require that HOAs work towards providing residents with charging options. Two options were considered. One would be a shared meter in the parking lot with a designated space. Cars would only be allowed in the space while charging. Charging time would be limited to 3-4 hours. The other option is to upgrade the electrical system in the carports to allow homeowners to have an individual charging unit installed.

Shared meters will produce about \$200 / month in revenue will pay for itself after 5 years. Cost of the shared meter would cost the association approximately \$7,210 + labor

There are three costs involved for installation

- Hardware cost
- Networking cost for multi-family cost
- Electricity cost (electric car owners would have a fob that acts like a credit card to cover the cost of the charge. The association would not pay for the electricity)

Will need to update panels to support individual "dedicated" carports chargers. Most of our panels in the association are old and in need of upgrading anyway. Individual chargers would be paid for by the homeowner and the cost runs about \$1500 + labor

Diane Adams Insurance - Earthquake Insurance Review

The HOA currently has \$2.5m of Earthquake/Flood coverage (called DIC (Difference of Condition)) which runs \$29,773.20/yr. Some HOAs carry no Earthquake insurance. To raise the coverage, the cost would be as follows:

- \$5m at \$51,238.80/yr
- \$10m at \$82,714.80/yr

Homeowners can and should purchase their own Earthquake policy - [California Earthquake Authority](#) is a possible source. Brenda asked if the policy covers HOA dues when owners are not able to live in their collapsed home - Diane to look into that answer and get back to her. Homeowners can call Diane's office to have specific personal insurance questions and needs addressed.

HOMEOWNER FORUM (names omitted as requested)

- Questions about insurance after having flooding in home from busted pipe. HOA master policy has a \$20,000 deductible for leaks. Board highly encourages all residents to carry their own insurance to pair with the master HOA policy (available on our website www.thevillagetownhomes.org) which could have a much lower deductible to avoid high out of pocket expenses.
- Questions replacing the topic of replacing the rear gates going into the carports - wants to make sure when back gates are replaced, the doors extend the whole space for those that are in the carports. Board stated that this is just a topic loosely being discussed and there is no time frame in place for this project. However, agreed that we would have taller gates for the carports.
- Curious to know what is happening with areas that need paint fixed. Each courtyard needs to be addressed to take care of the areas with flaking or peeling paint. Brenda confirmed that the warranty is reported for 7 years. She will complete a inspection walk just to review paint and have Empire Paint involved to have areas repaired.
- Questions about emails regarding security sign discussion from last meeting. Board reiterated that there has been much communication in regards to the "why" of camera signs being removed. The sign, per legal council, would have to clearly state that the camera did not belong or run by the HOA. The question of legal fees came up and the homeowner stated that he stands behind his many legal challenges of the board because he feels he is protecting the homeowners' interests. Board explains that each time has been found in the board's favor so it is felt to unnecessarily run up legal fees. Board recommends a less adversarial approach in communicating with the board on questions/concerns to resolve issues and working 'together'.
- Question regarding the status of the upgraded planter boxes. Board explained that the many broken sprinkler lines have taken priority to planters. The line repairs are quite time consuming. Question addressed to Lori if she is the owner of the landscape company or just the landscape committee chair. Lori explained that there are multiple owners to the company.. A previous owner decided to leave and she purchased his shares. The company manages properties other than VTH. She continues to report

landscaping issues at the meeting because we have not had any volunteers for the landscape committee until this week.

- Concerned about seeing increased evidence of termites in carports. Board asked homeowners to report concerns to Optimum since the warranty is in effect until Aug 2018.
- It was suggested that homeowners should find out how to shut off their main water and gas from shut off valves and not wait until there is an emergency. Most residents do not know how or where to do this.

ARCHITECTURAL COMMITTEE REPORT

- Nothing to report

LANDSCAPE REPORT

- Big leak in courtyard between Kensington and Durham - priority in need. Crew to dig up courtyard to repair leaks followed by installation of new sod. Grass area will be roped off with snow fencing to prevent children from playing on the sod once installed.
- Need to consider having planters on separate valves than the grass areas in the courtyards so if/when issues arise the whole area won't be affected when water has to be shut off. Some courtyards have separate valves but not all.
- Many broken lines have been fixed

SOCIAL COMMITTEE

- HOA Christmas Party will be December 10th
- Need volunteers to help set up and tear down

SECRETARY'S REPORT

- 10/25/17 General Session Minutes - Approved

TREASURER'S REPORT

- 10/31/17 Financial Statement - approved
- Approved to move \$40k GL-1520 to GL-1522 to keep money within the FDIC insured limits
- Optimum has given one month free to the HOA distributed over the course of a year will begin in the November statements
- Management Billing 11/01/17 - (Pg 134)

RESOLUTION TO RECORD LIEN

Approved - pg 143

VTH GOALS

1. *Update interior of Pool House*
2. *Perimeter wall replacement (may need to be modified)*

3. *Pool Fencing Replacement*
4. *Monument Signs Replacement*
5. *Community Name Change (under discussion)*
6. *Rear Gates - enforcing one design to be used throughout community.*

GENERAL BUSINESS

- Pool Fence Replacement - Would like a bid on the 8ft fence straight up posts option rather than the shepherd's hook design. Would also like prices for color options of black vs. bronze. Resident has emailed asking why we are looking to replace the fence. Board explained that the reason for the fence replacement is two fold. First, the plants along the fence continually drop leaves that end up in the pool affecting the filter system. Also, the weight of the plants is pulling down the fence and causing damage. Board is considering options for attractive plant material around the perimeter of the new fence.
- Alex's Pool And Spa Mastic Repair - approved to be done at the earliest availability of the vendor. Pool area will be closed during time for the new mastic to cure.
- Request for Towing Reimbursement - denied. Pass was not properly displayed and tow was warranted. Additionally, the VTH would have to cover the cost of the tow since this is a fee paid to the tow company.
- Change order for sidewalk repair - approved
- Sign Verbiage Discussion for rear gates
 - Standard size 8.5x11
 - Standard neutral colors
 - 2" lettering
 - Warning/Beware words possibly in red to stand out
 - Will require an architectural application for approval prior to installing sign
 - Specific specs will be posted with application and possible links to acceptable places to find
- Approved to replace damaged fence extension at end of Kensington/Vermont courtyard. Brenda to reach out to neighboring association about splitting cost of repair and requesting that homeowners be restricted from allowing plant life to grow over fencing.

NEXT MEETING

Wednesday, January 29, 2018 (No meeting in December)

Meeting Adjourned 9:21 pm