

VILLAGE TOWNHOMES, INC
General Session Secretary Notes
February 28, 2018

General Session Opened at 7:01 pm

Board Members Present

Amber Faulkner (<i>Member at Large</i>)	✓	Mary Mulloy (President)	✓
Eric Sheets (<i>Treasurer</i>)	✓	Brenda Cooney (<i>Property Manager</i>)	✓
Jacob Calkins (<i>Vice President</i>)	✓		
Mark Stone (<i>Secretary</i>)	✓		

GUEST SPEAKERS

Robertson Recreational Surfaces - Vince Brantley - PlayCore

- Multifaceted company to do everything fun and safe outside for kids
- Educational purpose to help get the best product for value and budget
- We want to make sure the structure will shade what is intended to be shaded
- Benefits of Hip Structure can shade a large area
- Sail shades are more aesthetic but will come with larger poles and are more expensive. Sail shades are more versatile to shade different parts
- Considering the possibility of removing existing top and cap the poles. Need to make sure the roof can be removed without compromising the integrity of the structure
- 40' is about max in span - structure needs to meet specs (wind speeds, etc.)
- Recommends changing colors for fun ideas and warnings (swing zone)
- 5 year warranty on new rubber pad - (set aside \$1.50 / sqft for maintenance)
- 10 yr lifespan expectancy

24 Hour Restoration & Construction Pool (Bathroom Remodel) - Will McBurney

- Working on a budget friendly update to bring pool restrooms up to health codes
- Use of materials that can be cleaned with minimal effort and change in
- Looking at nearly \$27K
- Will take nearly 3 weeks to complete - doesn't want to do the project during the pool use season

Insurance Renewal (Farmers) - Diane Adams

- Coverage has increased \$8,000/unit and premium has dropped \$6/unit
- Added maintenance fee (HOA) for Earthquake/Flood will be \$1,634 which will cover homeowner dues when homeowner wouldn't be able to pay due to devastation of property as a result of EQ/flood
- Will check to see if sewer coverage is included - this may require homeowners to have their own coverage for this specific situation
- Encourage all homeowners to carry their own property coverage insurance to pair with master policy to meet the \$20K deductible for water damage claims the master policy covers

- A Town Hall style meeting can be set up to inform the whole community what the process would be if a disaster happened

HOMEOWNER FORUM (names omitted as requested)

- Looking for spots within community for dedicated EV
- Might be helpful to send community notice/reminders of having bulk items picked up - Example "Spring Cleaning"
- Are there any plans to change/update playground equipment

COMMITTEE / VENDOR REPORT

ARCHITECTURAL COMMITTEE REPORT

- Need direction on what the community would like for expectations of sheds on patios that extend above the fence line
- Need direction on what roofing materials is allowed to be used on patio covers
- Will need a special meeting to go over guidelines for architectural applications as well as general rules and regulations
- Scott Schug appointed to architectural committee
- Kevin Faulkner appointed to replace David (who has been inactive) on architectural committee

LANDSCAPE REPORT

- Tree on Keswisk needs to be trimmed
- Doors vs. fences - carport door needs to be replaced - will cost more to replace door with a gate than a door
- Irrigation on Vermont behind fences has broken. Water company hasn't completed their review
- Stumps around pool fence will be removed once the current fence is taken down
- Suggest having an irrigation audit done to give an idea of how to budget for future repairs that will be needed
- Planter boxes will revert back to being filled in Lot # sequential order
- Starting to see more water puddling - sprinkler timers are being turned down
- Scott Schug appointed to landscape committee

SOCIAL COMMITTEE

- Easter party Scheduled for March 24th from 2pm to 4pm - \$200 budget
 - Need volunteers from the community to make it happen

SECRETARY'S REPORT

- 01/24/18 General Session Minutes - Tabled - additional info
- 02/05/18 Special General Session Minutes - Tabled wrong date
- 02/05/18 Annual Meeting Minutes - for review [will be approved at next year's annual meeting]
- 02/05/18 Organizational Meeting Minutes - Approved

TREASURER'S REPORT

- 01/31/18 Financial Statement - approved
- Management Billing 02/01/18

RESOLUTION TO RECORD LIEN

- none

GENERAL BUSINESS

- Asphalt Proposals Parking Lot - Approved to use Bostick Company with Add Option of second coat of slurry - Will be scheduled for some time in summer months. Check on adding additional spot for EV charging prior to slurry.
- Additional Playground Equipment Proposal Dave Bang & Associates - Tabled to next meeting - needing more research
- Ratify Fence Works Proposal for Additional Fencing - Approved
- Vasin Sign Monument Proposals - (possibly changing name of community)
- Community 123 Website Discussion (software allows blast emails to all homeowners and residents who register their emails with Optimum) - tabled
- Block Wall Repair (Car Accident) Proposal - Approved to use 24 Hour Restoration & Construction.
- Empire Works Painting all wood surfaces (recommended every 4-5 years) - Tabled - pending due to high cost to paint
- Proposals to Remove Concrete Slabs from Greenbelt between Durham/Kensington - Tabled - revisit - need to know what specifically needs to be done to fix the pooling water and draining problems
- Mark Stone to update VTH website

Items Needing Immediate Action

VTH 2018 GOAL LIST

1. *Update interior of Pool House (**proposal in process**)*
2. *Re-slurry Parking Lot (**proposal in process**)*
3. *EV /Tesla - Solar Power (**proposal in process**)*
4. *Remove storage cabinet at pool (**completed**), replace hose caddy and pool clock (**in process**)*
5. *Carport Updates*
6. *Hardy Board replacing wood surfaces*
7. *Updated Website*
8. *Monument Signs Replacement*
9. *Hedging around entire community*
10. *Community Name Change (under discussion)*
11. *Rear Gates - enforcing one design to be used throughout community.*

NEXT MEETING

Wednesday, March 28, 2018

Meeting Adjourned 9:24 pm