

Vintage Oaks Condominiums  
Meeting of the Board of Directors  
Tuesday, July 16<sup>th</sup>, 2019

Meeting of the Board of Directors of the Vintage Oaks Condominiums. Meeting held in the Vintage Oaks Clubhouse.

DIRECTORS PRESENT: Rebecca Fimbres  
Nancy Delfino  
Jane Anne Drechnowicz  
Scott Palmer  
Guests: Adna Trnjanin - Management  
Hailey Jones – Management

Call to Order: 6:00pm

Quorum: 4 of 4 present

### **Meeting Minutes**

MOTION: Nancy made motion to approve the May 2019 meeting minutes.

Seconded: Scott

Approved: Unanimous

Motion Carried

### **Financial Report**

Operating fund was \$14,469.75, Reserve Account balance \$28,952.00, Construction Account balance \$169,808.16.

### **OLD BUSINESS**

1. Hanging baskets were bought below the \$500 as approved at last meeting. There is one that's looking a little bad but Darrell can address.
2. Gutter on the carport of building E has been replaced.
3. Window caulking has been done at this point. Maintenance will check in two years in case caulking is needed.
4. Bark dust – Board discussed bark dust, but landscaper didn't think it was needed during a recent walk through. Instead they fluffed the bark dust that was there and we should consider it next year.

### **NEW BUSINESS**

Envelope Inspection/Roofing – Adna provided a quick summary of the roofing and envelope inspection. Per the reserve study, large ticket items like siding, exterior paint and roofing will all need to address in 2025-2030 at estimate expense of over half a million dollars.

Explained that the best method for the association at this point is to continue saving up as much money as possible to be able to address the siding first with limited lump sum assessments to owners. As there is no urgency in replacement or having to move forward with something

immediately it makes more sense to put money away first so you have to borrow less or assess owners for any more funds.

Concrete Steps are done at unit 32 as they were a tripping and an insurance hazard. Cost was around \$680.

Moles and landscaping near building E- landscapers recommended vibrating device to drive the moles back out in the neighboring field. Remove the stakes and see if there are other suggestions. Darrell will work on resolutions as well, but apparently they can't catch those only provide measures to drive them away, per pest control.

Audit and taxes are in progress, hopefully they will be finalized soon but will be brought to the next meeting for the Board.

Pet Issue – notice to all owners regarding various pet issues that continues to occur. Owners need to take responsibility for their pet actions.

Executive session – called at 7:10pm

Modification request – blinds

Vents/Attics

Adjourn executive session 7:20 pm

Board considered owner request for cordless roller shade to be installed. Approval granted with clarification that it is only approved on the West side per Rules and Regs.

Nancy motion to adjourn the meeting

Second: Rebecca

Approved: unanimous

Motion carried

**Adjourn meeting 7:22pm**