

Vintage Oaks Condominiums  
Meeting of the Board of Directors  
Thursday, November 16, 2017

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

**Guests:** Eric Johnson - Management

Call to Order: 7:23

Quorum: 3 of 5 present

#### **Meeting Minutes**

**MOTION:** Nancy made a motion to approve the Board meeting minutes of October 2017.

Seconded: Rebecca

Approved: Unanimous

Motion carried.

#### **2018 Insurance**

**MOTION:** Jane Anne made a motion to approve the Middle Oak insurance proposal, Brokered by American Benefits Insurance, in the amount of \$18,474.12.

Seconded: Rebecca

Approved: Unanimous

Motion carried

#### **Tree Removal/Pruning**

**MOTION:** Jane Anne made a motion to approve the Valleyscapes bid to trim 45 and remove 7 trees, at a price of \$4,007.

Seconded: Rebecca

Approved: Unanimous

Motion carried

#### **Oak Tree Removal**

Eric presented additional reports and bids from Arborists recommending the Oak Trees outside the clubhouse be removed. The Board instructed KPS to negotiate with Arbor Barbers, to attempt to get more favorable pricing.

**Management Agreement**

MOTION: Jane Anne made a motion to approve the proposed 2018 management contract with KPS, with a reduction of the fee to \$9,000.

Seconded: Nancy

Approved: Unanimous

Motion carried

**ADJOURN TO EXECUTIVE SESSION**

Meeting adjourned at 8:03pm

**Executive Session**

Proxy issue

Owner Request

**RETURN TO REGULAR SESSION**

MOTION: Nancy made a motion to approve the request of an owner (E41) to install an alternative type of flooring (luxury vinyl plank), in an upstairs unit.

Seconded: Rebecca

Approved: Unanimous

Motion carried

Note: The downstairs neighbor wrote a letter in favor of allowing this change. The Board is using this as a trial, in an effort to find non-hardwood products, that could be installed in upstairs units, that would not create a noise issue for the upper floor units.