

Vintage Oaks Condominiums  
Meeting of the Board of Directors  
Tuesday, May 15, 2018

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  
Gene Russell  
Scott Palmer

Guests: Adna Trnjanin - Management

Call to Order: 6pm

Quorum: 5 of 5 present

### **Meeting Minutes**

MOTION: Gene made motion to approve the January minutes

Seconded: Scott

Approved: Unanimous

Motion Carried

### **Financial Report**

Adna reported that per December Financial Report, the operating fund was \$8516.14, Reserve Account balance is 30,998, Construction Account balance is 93,546.

Board requested demand letter to be sent to 2 past due accounts.

One account is currently in collections.

Tax Audit was to be completed as of that week. It was in the final stages

FHA Renewal is coming up next year in April. The idea is to wait on the lending for the decks until after the FHA approval so that it will pass. FHA does not renew if there's a pending loan.

MOTION: Nancy made motion to approve financial report

Seconded: Rebecca

Approved: Unanimous

Motion carried

### **Old Business**

**Construction Project** – plan is to work with an architect. Bear consulting did the envelope inspection, but this is out of his scope of work since a redesign is required. There is no reason to rush through this, being thorough is important to make sure work is done. Key would like to schedule a meeting with the architect and have two Board members present. The other reason we do not want to rush is due to FHA as stated above.

**Dryer vent cleaning** – scheduled for June 11<sup>th</sup> and 12<sup>th</sup>

**Pool and spa** – resurface has been completed. Darrell received a packet of info to restart the pool and spa so it's good to go for the opening. Both projects were done within budget.

**Waste Connections bins** – Apparently there is a waste specialist that will review the request and let us know. They are not sure we have enough room to put additional bins, but we can consider having an extra day pick up to limit problems of overflow.

**Camera System bids** – Key is working on these, companies will be reaching out to Darrell for walk throughs and to look at current set up. Will possibly need to update the internet system currently in place. Bids will be provided to the Board for approval.

**Tree letter sent** – Owner in the back of the property by building E has been notified that his trees are a hazard and that they're beginning to affect our property. Clark PUD and County Forester were both contacted, no one is able to do anything. Their only suggestion was to send a letter and a copy of it to our insurance, so we have back up.

**Loss Control** -items that were brought up by the loss control specialist for insurance have been taken care of. Those included the letter about hoses on the washers, moss clean up and treatment is done.

MOTION: Rebecca made motion to approve old business

Seconded: Jane Anne

Approved: Unanimous

Motion carried

### **New Business**

**AC** – Smart Choice offers 30% off if homeowners sign up in groups to have AC serviced. Adna will post on the website all the info.

### **Investment Rental - List of owners based on longevity**

Board agreed to keep the same system in place. Key to review the rentals and vacancies, reach out to homeowners who may be next in line and offer them right to rent.

MOTION: Gene made motion to approve rental system to stay the same

Seconded: Rebecca

Approved: Unanimous

Motion carried

**Gate Remote and set up** – gate system has been transferred to Key so staff can provide access to new tenants. Need extra gate remotes and cards so they can be issued as well. Will be able to speed up the process for new homeowners.

### **Open Discussion**

Missing cat sign found on the property. signs are not okay with community rules, please do not post signs around the community.

Darrell wanted to know about hanging baskets. The hanging baskets were voted down by the Board in efforts to save money.

Rental investment questions: only 23 rental units allowed, and it is by seniority. Owners who have owned their units the longest reserve the right to rent automatically. There are only three exemptions- if homeowner passes away, files for hardships or has a family rental.

Screen door approval – Board has been presented with a brochure of a storm door by a homeowner who is interested in installing a door. The Board will need to review the brochure, discuss what style and color so that it is uniform, and all owners can install.

**Adjourn to Executive Session 6:41pm.**

Pets and noise

Safety in the community

**Adjourn from Executive Session 7:06pm.**

MOTION: Nancy motion for Key to send noticed to owners with dog/pet violations

Second: Gene

Approved: Unanimous

Motion Carried

**Adjourn meeting**

MOTION: Jane Anne motioned to adjourn the meeting

Second: Nancy

Approved: Unanimous

Motion Carried

**Board held 2 hearing sessions with Homeowners following the Board meeting.**