

VINTAGE OAKS CONDOMINIUMS

Tuesday, July 28, 2020

Board Meeting 5:30 PM

- I. Call Meeting to Order 5:42pm**
Rebecca motion to start the meeting.

- II. Quorum: 5/5: Rebecca, Jane Anne, Joan, Scott, and Marlene,**
Adna Trnjanin KPS

- III. Approval of the Minutes of the May and June 2020**
May meeting minutes
Motion: Marlene
Second: Jane Anne
All in favor, carried

June
Scott motion
Jane Anne second
All in favor, motion

- IV. Financial Report**
Operating: \$29,245.57
Reserve: \$40,136.52
Construction: \$244, 178.16

A. Delinquencies
Two delinquent accounts total of \$20,820.40, in collections
Motion: Joan
Second: Rebecca
All in favor, carried.

- V. Old Business**
Pool Status- Inactive

Adna update the board about the pool issue with inactive status. The county sent email on the 10th with instructions on how to proceed with the inactive permit.

VI. New Business

A. Gutter and roof cleaning bids

Board discussed various bids. Dr. Roof and NW Roof do not have carports included, but Darrell takes for that. It is important that roofs are properly maintained, especially at the age of the roof.

Motion to approve:

Second:

Approved:

The board would like to revisit the bidding process:

Moss treatment, gutter cleaning, roof cleaning, and flashing - itemized.

J building has moss- spot treatment based on need

Gutter cleaning, roof cleaning, spot treatment for moss, and powder for moss, no carports. Remove gutter guards, no inspection/roof repairs.

Adna will connect with Darrell to proceed with the roof and gutter

B. Dryer Vent cleaning

Scott motions to use Dominion Dryer Vent, will keep the same price.

Second: Jane Anne

All in favor, motion carried

C. Landscaping

In front of H62, the dirt runs right down into the corner and not sure why it was left that way. Every day when bark dust is put in it washes bark into sidewalk. Now it washes the dirt into the sidewalk and the gutter. Scott proposes to dig it up and put in some river rock. It's a natural drainage into the sidewalk, Darrell and Gene all knew it was a problem but never got around to it. landscaper should be able to give a bid or give us some recommendation.

It's a large area but not sure if Darrell could do it, might be some work for him. it needs some sort of a French drain to prevent water from running and it's a muddy mess.

Joan added that is what causes the dirt and slipping hazard next to the parking area.

Adna/Darrell will meet with landscaper on site, will ask Scott. Email the bid to the board, or ask Darrell to do it.

Marlene – the landscapers keep bushes shaped in the front, but the back bushes don't get trimmed. Need to follow up on the bushes with the landscaper, the back is never trimmed.

Landscaping overall has fallen off, they do bare minimum, and it seems that we are paying them for mowing and spraying weeds. They've gotten too comfortable.

Distinctive landscaping is an option, or other landscapers
Adna mentioned that landscapers struggle with labor currently and if ho wants to switch they might have to consider paying more, a lot of landscapers say they can handle it and they take the contract but can't produce. Or they decline to contract because they're not able to take on Board discussed that landscapers mow and go, they ride through but have to be asked to pull weeds, or trim bushes.

Board will compile a list of complaints; Rebecca will compile and Adna will send to the landscapers to bring to their attention.

June 10th Scott saw guys walking down on the South side, with trash cans and picks up the cans from the enclosures. Middle day, Saturday, 4pm.

D. Gate/Dumpster Diving Problem/Transients

Jane Anne mentioned that the gate by the pedestrian gate wasn't damaged. There was a woman sitting outside the gate on the cellphone, and it was hard to notice. Dumpsters have been vandalized, or locks on. Cameras might show who the person is, so Darrell can review cameras to see if he can identify anyone, and it can be reported to Waste Connections.

Notify the homeowners what it is going on to shred documents.

D. Rental Rules/Right to Rent

The board wants to remain with the seniority status, in order to have a rental right.

Hardship options are available.

Adna needs to set a resolution. January 25, 2017 minutes.

Jane Anne motions to keep the same rule about rentals, and for Adna to put together a resolution; per date of purchase, it should be offered to the person, it retains their right to rent in the future.

Second: Marlene

Motion carried

VII. Adjourn to Executive Session – 7:15pm

1. Noise

2. Pest Control

3. Housing Commission

Exit Exec session – 7:49pm

(Resume to regular session 7:49)

Joan motioned to proceed with a 3rd party mediator to address noise

Second: Marlene

Motion carried.

Move the maintenance expense and sheet to newsletter.

FAQ – access white card needs to be removed. Your access code to the clubhouse will be assigned by mc.

Darrell has ordered regular fly traps, and has ordered more and will hang them up.

VIII. Adjourn

Motion to adjourn: Jane Anne

Second: Rebecca

7:54pm

Next meeting: switch back to 6pm