

VINTAGE OAKS CONDOMINIUMS

Tuesday, January 26, 2021

Board Meeting 6:00 PM

- I. Call Meeting to Order 6:02pm
- II. Quorum: Scott Palmer, Joan Schultz,
Adna Trnjanin, Pamela Swearingen, KPS
Owners: Jane Anne
- III. Approval of the Minutes of the Nov. 24th 2020 meeting minutes
Motion to approve: Joan
Second: Scott
All in favor, motion passes
- IV. Financial Report
 - A. Operation: \$32,731.97
 - B. Reserves: \$42,871.05 Construction: \$290,798.16
 - C. Delinquencies: \$13,610Motion to approve: Joan
Second: Scott
Motion carries

Verify the lock bill for A3?
 - B. Budget 2021 (reported error and votes)
Found the error, missing the three cells. Will resend out budget
Comcast expense – Scott will call comcast to see what options he can
come up with cable and phone expenses.
Construction reserve is growing, good time to consider low interest rates
and then board can dive into it looking at long term and short-term
projects. Adna will send report to board.
- V. Old Business
 - a. Gutter and Roof cleaning update concrete– CWAGS contacted and
setting up date to perform work---Feb 4th
 - b. Landscaping - Green Envy,

- i. Owners satisfied with new landscaper.
 - ii. H65 drainage all done. F building also taken care of
 - iii. E bldg. stakes removed, check f bldg. by sidewalk for grass repairs ask Green Envy to look at.
- c. Right to rent / Attorney update – Rebecca has not responded, Adna to email attorney for suggestions/recommendations. Simplified if possible.
- d. Audit and tax return signatures – final has been delivered, will be posted to the website.
- e. Mailboxes and lighting
 - Scott working on mailbox issue with concrete company to increase walkability to boxes (eliminate walking off curb to access) by creating a concrete path, about foot and a half area and loss of some ground cover. Key Properties is an option for bidding.

VI. New Business

- a. Jane Anne resignation/board reassignment
 - Motion to approve to accept Jane Anne's resignation: Joan
 - Second: Scott
 - All in favor, motion passes
- b. Insurance renewal for 2021-2022 year, board reviewed renewal ahead of the meeting.
 - Motion to approve: Scott
 - Second: Joan
 - All in favor, motion carries.

Jane Anne – website needs to be updated with meeting dates.

END OF REGULAR MEETING MINUTES

VII. Adjourn to Executive Session 6:45PM

a. Noise complaints

Owners continue to report violations, Board discussed normal living noise. It's hard to be able to tell exactly the issue when it comes to noise reports. Joan believes that 60 decibels or less is acceptable.

Exit Exec session – 6:55 pm

VIII. Adjourn

Motion to adjourn Joan

Second Scott