

9/25/2021 MINUTES QUARTERLY BOARD MEETING VACC

CALL TO ORDER – JODI WOLENSKI - 23 IN ATTENDANCE

INTRODUCTION – RON LIPS

- GENERAL COMMENTS ON COMMUNITY MOVING IN A POSITIVE DIRECTION IN SPITE OF COVID ISSUES. THANKS FOR VOLUNTEERS. INTRODUCTION OF BOARD AND EXCEL REPRESENTATIVES, KIMBERLY RALLO, GREG BURNSHAW AND JODI WOLENSKI

TREASURER'S REPORT:

PAT NOTHNAGEL

- Balance sheet looks great
- Reserves are 100% vested
- Next donation will be in 4th quarter
- Discussion on costs for wind insurance and savings on regular insurance.
- Spent \$8500 on pool
- Utilities \$4700
- Beautification – looking to do more than spent year to date.
- Reserve Funds – looking to hit budget for 2021 by end of year.
- Revue by item of financial reports for August 2021 (report follows).

OLD BUSINESS

Reminder of 4th quarter dues of \$643.75

CRAIG SCHROEDER with an update on the pool operation this year along with detailed information on:

- Switch to Cannon pools
- Gate repairs \$173.01
- Plumber \$138
- Phone \$41.67
- Pool water \$275.76
- Gasket Feeder \$195
- Wash deck \$195
- Computer tech \$30
- Pool sign \$39.99
- Closure ring \$15
- Toilet repairs \$250.87
- Hot water tank \$287.10
- Cleaning \$420.00
- Cleaning \$540
- New filtration system total - \$8152.60 (\$5318.7 + \$1020 + \$1830.90)
- Discussion of donated funds and use of \$3000 from reserve accounts.
- \$800 worth of volunteer repairs
- Craig mentioned that he will be leaving board next month

MARK DIESTE:

- Review AppFolio program for all repairs that is mandatory. Calling Excel is no longer the way to submit a repair request.

PAT NOTNAGEL:

- Insurance policy comments

DENNIS WRIGHT: not available

- Jim Marshall - Reminder of importance of checking website for updated information; especially minutes from meetings and announcements. Thanking Dennis for his 77 hours of volunteering.

JIM MARSHALL:

- Seeking more people to get involved with committees to analyze areas such as proper rental policy for community. We need to develop new potential board members.
- Reminder that we have Chad Toms, Partner and Managing attorney for Eastern Shore Office for Whiteford Taylor Preston law firm as our advisor in legal matters. More recently he has given us guidance in matters relating to use of the Reserve Fund Account; definition of limited common areas, (owner responsibility for many areas); and guidance on Covid compliance for areas such as the pool.

EXCEL PROPERTY MANAGEMENT REPORT: Greg Burnshaw

- Personnel changes at Excel. The importance of using AppFolio system.
- Jack is the point person at Excel for AppFolio.
- Request that homeowners not come by Excel offices except to pay a bill or fine. Contact board member if access to Excel is needed.
- Cheryl is out with medical situation.
- Reminder that community rules were updated and sent out. The fine system is still in place for repeat offenders. Unfortunate, but necessary. \$25 - \$50 -\$100

NEW BUSINESS – RON LIPS

- Pat Nothnagel - Potential change from Waste Management. Problems with invoices, pick up delays etc. Locked into a three-year contract signed by previous administration that terminates in December.
- Jim Marshall - Researching the mole infestation next to 40 Beach Plum. Replacing removed pine trees at end of Juniper Court with Leyland Cypress. Determining which homes will be power washed this year. Financial reports will be posted more regularly in the future as new system from Excel has been fully integrated.

ANSWER SUBMITTED WRITTEN QUESTIONS:

- Rick Gance – question about Lord’s property behind his home. Ron indicated no updated response from Lord’s. Question about new asphalt on roads. Ron indicated that the board has already been looking into fixing cracks.
- Noise problems from renters from Kathy Wright. Ron indicated that it is up to owners to file complaints with the police.

- Rickey Greene question on maintenance of areas such as driveway. Response from Jim Marshall that Limited Common area rules apply where the owner is responsible for indicated areas such as porch, front yard, driveway and more. One can research original Declaration Plans for VACC plans in Georgetown.
- Valerie Faden had asked question prior to meeting about viewing checks and Pat Nothnagel supplied her with appropriate documents earlier in the week.

The next general VACC meeting will be held via ZOOM on December 4th at 10 a.m.

Move to adjourn – Ron Lips

Second Jim Marshall

Submitted September 25, 2021