

VACC

Meeting Minutes – Year-End 2021

Sunday December 4 2021 10A – Adjourned 10 47A

Present: VACC: Ron Lipps - President, Pat Nothnagel - Treasurer, Jim Marshall – Vice President, Mark Dieste – Architectural Review Committee Chair (“ARC”), Jack Wargo – At-Large Board Member and Secretary (completing Craig Schroeder’s tenure since he moved)

Excel Property Management: Greg Burnshaw and Jodi Wolinski

Next meeting: TBD, but determined meetings will be quarterly and hybrid (in-person/Zoom)

1. Announcements

- Community Board is in place through 2022. Please consider participation. This is a community that needs support one another.
- Holiday decorating of front entrance sign scheduled for December 10. All are welcome to help.
- Tree trimming service completed Dec 2-3.
- Transfer of waste management vendors scheduled for Dec 27-28. Coordination of trash cans return and drop off of replacement cans under way with all residents. **Please let the Board know if trash cans are not needed as we are paying for every residence.**
- Seal coating of roads and driveways – Roadway cracks were repaired. Due to colder weather, the complete sealing of the driveways and roads will be in April 2022. There will be communication well in advance in that preparation is necessary. **There will be a \$150 charge for each homeowner if they elect to seal their driveway.**
- We have a new, updated homeowner’s directory and well as an updated VACC Rules and Regulations policy document. It is important for all residents, especially those who rent to be familiar.
- Dog waste – Reminder to pick-up after your pet and keep our community clean – as well as keep dogs on leashes.
- Board re-negotiating the current Sposato (lawn care) contract to potentially save money in 2022. It is requested that homeowner’s water their lawns. The Board will be speaking with Sposato about the potential for limited “push-mowing” for those areas which are inclined and tend to retain water.

- Pool – always a hot button. The Board approved and installed a new salt water system that was long overdue. The system was supposed to be replaced in 8 years and it was 15 years until this occurred.
- The Board has been in communications with both Lord's Landscaping and Bank's Liquors to discuss expansion plans and the impact on the community. More to come...
- AppFolio – Excel sponsored website that allows VACC residents to handle nearly all needs via this on-line portal, e.g., general questions/concerns, payments.

2. Discussion

1. Item 1, 2022 Budget and other considerations – Decision made by the Board to increase quarterly dues for the community by \$11/month which would be \$225/month and \$675/quarter beginning January 2022. Pat noted that costs continue to increase and unexpected expenses continue to pop-up and our dues have quite frankly not kept up with these rising costs and inflation in general.

Pat noted the VACC reserve account should be adequately funded through at least 2022 and that our operating income was at roughly \$78k at the end of October. Outside of standard, on-going monthly expenses for Nov and Dec, we also have costs associated with the road repairs, tree trimming and power washing. All this said, VACC should be in a decent starting position for 2022.

This modest increase in dues may not be enough and an assessment may be necessary in the future, but the Board wants to be conservative in increasing dues in that these changes are permanent and assessments are a one-time expense.

Other longer-term considerations include:

- Wind insurance – a competitive rate was secured by the Board, but many residents did not act and the quote was therefore pulled by the insurer. **We will try again, but it is important to act on these crucial inquiries by the Board.**
 - Pool – new pass system needed, and community support to help maintain the area.
 - VACC is in need of an accounting audit and this will be conducted in early 2022. It is crucial we maintain solvency. This impacts potential new buyers and most importantly, could result in the state taking over.
 - **Last – please review and approve the 2022 budget!**
2. **Item 2 – ARC applications/disposition** – Mark discussed there are no new applications pending, but that he has met with a few individuals considering projects for 2022. The

Board's commitment is to uphold the original covenants of the HOA Rules and Regulations

3. **Item 3 – Questions from residents** – Questions were received in advance of the meeting and were addressed prior.