

THE VILLAGE CONDO ASSOCIATION

Minutes of November 14, 2023

Members: M. MacDonald, S. MacDonald, R. Malone, L. McCrea, J. Heft-Russell, S. Hevelhurst, and K. Pratt.

Members absent: N/A

Meeting called to order at 6:29pm.

Minutes from the meeting of October 3, 2023. Stand as corrected.

Financial Manager report. Stand as approved.

Administration Report (New Owner Report): T. Hendrix passed earlier this month. An estate sale will be held December 1st and 2nd. Then the condo (6157 Pebble) will be going up for sale.

Building and Grounds: submitted electronically; received for information.

Old Business:

- Deck Replacement discussion/recommendations: this topic was tabled at the annual meeting.
 - Tanzite is not an option based on further research.
 - Project manager will rank the decks worst (greatest safety hazard) to lowest concern (i.e., #1-98).
 - Board discussion ensued based on need, cost, and budget. It resulted in the following motion.
 - MOTION made by R. Malone, 2nd J. Heft-Russell, to replace decks 12 x 12 size with wood decking. Composite decking could be done if the co-owner requests and pays the cost difference. Motion passed. The board will approve composite color to maintain uniformity.
 - Also, if any co-owner wants to replace their deck ahead of the prioritized schedule, they may pay the entire cost and will be reimbursed at the cost of the deck (wood price) when their deck would normally be completed.
 - S. MacDonald will draft a letter to co-owners based on the board's motion.

New Business:

- Tree removals as discussed/recommended in Grounds report.
 - Grounds crew will work with Zehn's to remove any trees that they deem unsafe for them to remove. Letter to be sent to co-owners who are directly impacted by these actions.
 - MOTION made by R. Malone, 2nd by K. Pratt to have two trees removed immediately, however if the complete proposed project can be completed for \$2000 then the other two trees will be removed. Motion passed.
 - completed.
 - S. MacDonald will draft a letter to co-owners based on the board's motion.
- Folkema Clean up: phone call to be made to Folkema's "guardian" notifying him that the lower garden area needs to be maintained. If not, the grounds crew will do the work and a bill will be sent for their work.
- Goose fence will be left to the discretion of the grounds crew.
- MOTION made by M. MacDonald, 2nd by J. Heft-Russell to remove one of the two press boxes at each location. Motion passed.
 - Press delivery team will mark who receives the press at each location. This allows the board to continue to keep 'paper' work orders available and convenient for co-owners.

- Discussion: 6043 Village Lane (VanRyswick). Limbs are hanging over the deck and blocking the light sensors.
 - MOTION made by M. MacDonald, 2nd by K. Pratt to have grounds crew trim pine trees this winter, specifically limbs that are hanging over the deck and those blocking the light sensors. Motion passed.

Other items:

- Good faith effort to be more communicative concerning Long-term Reserve and how money is reported (e.g., road payment coming out of checking vs. long-term reserve, etc.)
- CRR regulation proposed concerning inflatables.
- FB issues – discussed. Discussion centered on how to handle these problems as they arise and precautions. (e.g., ding dong ditching)
- Two welcome packets were delivered by M. MacDonald

Meeting adjourned by 8:10pm

Next regular board meeting December 12, 2023, beginning at 6:30pm at 11390 Ripple Dr.

Respectfully submitted by Linda McCrea, Secretary