

THE VILLAGE CONDO ASSOCIATION

Minutes of August 8, 2023

Called to Order: 6:30pm

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

Members absent: K. Pratt.

Minutes from the meeting of June 12, 2023. Moved to accept by S. Hevelhurst, 2nd J. Heft-Russell, approved.

Guests: N/A

Financial Manager reports from June and July discussed by R. Malone. Typical monthly expenses. Motion to accept June's report made by J. Heft-Russell, 2nd by M. MacDonald, approved. July's report made by S. Hevelhurst, 2nd by M. MacDonald.

Administration Report reported by R. Malone:

- Three condos have recently been listed for sale.

Building and Grounds: little work completed; most involved pumps within the ponds.

Old Business:

- New signs for Village Lane, Street signs, and Village Lake Information are done and will be installed later this week.
- Stripe painting: paint is now available, and striping will occur soon.

New Business: Board discussion centered on the guests' questions/requests.

- Handicap ramp – Gord Stroven. Request for Veterans to install outside ramp per their specifications. This type of request has been denied in the past. Ramps are permitted inside the garage. Motion made by L. McCrea and 2nd by R. Malone to deny the installation of an outside ramp at 6117 Pebble Drive. Motion approved.
- Tractor – Gord Stroven. Requested permission to have a tractor that fits into the garage rather than having a golf cart. Motion to permit G. Stroven to keep a tractor in his garage, that will stay inside the garage unless being driven. Moved by S. Hevelhurst and 2nd by R. Malone. Motion approved.
- 2023/2024 Budget: (Condo fiscal year is September 1 to August 31)
 - The budget will increase from \$186,500 to \$197,500 (i.e., an increase of \$11,000) without an increase in association monthly dues.
 - 10.3% will go into our long-term reserve whereas last year the monthly percentage was 15.2.
 - The budget includes an increase for deck/patio expenditures.
 - Motion to accept the budget total of \$197,500 as presented by R. Malone. Motion made by S. Hevelhurst and 2nd by J. Heft-Russell. Motion approved.
- Other:
 - Cal is stepping off the board but will work with the new President as the transition occurs.
 - Two board seats will need to be voted on at our annual meeting.
 - Annual Meeting will be Oct. 3, 2023. The annual reorganization meeting will occur immediately following the conclusion of the annual meeting.

- New Bids needed for next year include: (all contracts will expire at that time)
 - Lawn care
 - Snow removal
 - Tru Green
- Board member comments:
 - Questions about work orders: Where are they located and where to place the completed form? Process needs to be specifically addressed and explained for co-owners.
 - Lawn care personnel were very apologetic and polite when approached with concerns and were quick to respond (within 30 minutes they returned).

Meeting adjourned at 8:10pm

Next Board Meeting will be September 12, 2023, beginning at 6:30pm

Respectfully submitted by Linda McCrea, Secretary