

VPTA Meeting Minutes for 9/14/10

In attendance were Susan Bauer, President, Sherry Freking, Treasurer, Jim Pence – building 1 rep, Sandy Pieri – building 3 rep, Robbie Wigley – building 4 rep, Jim Anderson, - building 5 rep, Todd Zehnder – substitute building 7 rep, Myron Dack – building 8 rep, Gary Freking – building 9 rep and Colleen Gay, substitute secretary.

Susan called the meeting to order and the minutes of the 7/13/10 meeting were approved with the reminder that Susan and Sherry are not voting members of the Board as only building reps may vote.

The treasurer's reports for July and August 2010 were distributed and approved as submitted.

Update on 2105 Hidden Valley Road property – This unit has been sold to the McClintocks who are moving in 9/15/10. All VPTA units are now occupied and there are no units being rented.

Gary reported on the Roof Walk conducted by Sklazacek and his recommendation for an estimated \$300 of repairs needed to fix wear and tear occurring since the hailstorm of 2006. Todd made a motion that was seconded and approved the estimated \$300 repairs.

Myron indicated he has water running down his siding in 2 places as a result of improperly done gutter work after the hailstorm. He was advised to make the needed repairs and submit the bill to be reimbursed by VPTA.

Gary gave an update on dryer vent inspection. Better Air will conduct the inspection of each unit's dryer vent at no charge and they will clean out any vents that need it for a cost of \$80 to be paid by the home owner. Any homeowner who wishes to clean out their own vent should do so in the next week before the inspection is conducted so that their vent will pass the inspection.

Gary reported on 4 bids for snow removal and discussion followed. Jim Pence moved to accept Sirek's bid and the motion passed.

Discussion occurred on updating the maintenance histories on the VPTA blog and what categories should be included. Robbie will bring a list of the categories she has been using to the next meeting.

Susan acknowledged the excellent contribution of Gene Moninger and his crew on the Pond clean up.

All were reminded the Bauers are hosting a VPTA Open House on Sunday, 9/26/20 from 2-4. Come meet and greet your neighbors.

Susan reviewed a draft of Procedures for VPTA Expenditure of Funds. Robbie moved that these procedures be included in the policies information in the Homeowners Manual at the annual meeting. Motion carried.

A reminder was given that the VPTA Declaration disallows political signs on homeowners' lawns.

An important clarification was made regarding whether homeowners additions and improvements are covered by the VPTA Auto Owners policy. Agent Don Epps indicated that additions and improvements **are** covered under the policy.

Upcoming repairs affecting buildings 8 & 9 were discussed. Plans are in motion to replace concrete aprons in 2011 and to replace the driveway at some future date. These repairs will be paid for by the 8 homeowners affected.

The next meeting will be October 12, 2010 at Robbie Wigley's – 1133 Heritage Dr.