

**Minutes of the Victorian Gables HOA
Annual Membership Meeting, October 28, 2018
3:00 pm at the Senior Center Auditorium**

Board:

Present: Scott Novogoratz, President, #39
Chris Bailey, Vice President, #18
Veronica Arnold, Secretary, #20
Ron Segul, Landscape Committee Member, #30
Kammi Eckhoff, Landscape Chair, #2
Bill Miles, Architectural Committee & Sign Committee, #12
Chris Joitel, Architectural Committee, & Sign Committee, #12
Tommy MacDonald, Director, #24

Absent: Doug Ouren, Director #31
Ed Voelkel, Treasurer, #7
Nancy Kauffman, Director, #37

Homeowners Present (23 Units): MarthaJayne Vaughan, #1; Kammie Eckhoff, #2; Richard Coupe, #3; Karen Habel, #4; Ellen Eihausen, #10; Dave & Shara Stills, #11; Bill Miles & Chris Joitel, #12; Sunit & Janea Bhalla, #13; Marilyn Jensen, #14; Celeste Hammond, #16; Susan Cavender, #17; Chris Bailey, #18; Veronica Arnold, #20; Ted Huston/Rosemary Raider, #21; Tommy McDonald, #24; David & Carol Hodson, #26; Mark & Melody Watkins, #28; Ron Segul, #30; Ida Sinden, #32; Ernestine Munsey, #33; Joan Kohut & daughter Mary, #35; Tany Hawkins, #38; and Scott Novogoratz, #39.

Homeowners Represented by Proxy (13 Units): Ken & Audrey Landt, #5; Mert Mercier, #6 (signed by John Mercier); Ed Voelkel, #7; Pete & Ida White, #9; Peggy Dalke (Larry Skogerson, estate rep.), 15; John & Bonnie Geter, #19; Ken & Esther Osborn, #22; Jim & Mary Lou Lewis, #25; Sallie Wilke, #27; Doug & Stephanie Ouren, #31; Jane Meyer, #34; Nancy Kauffman, #37; & Debbie Janes, #40.

Absent/No Proxy (4 Units): Virgil Hancher, #8; Dolores Wagner, #23; Andreas Gavaldon, #29; and Mark Goldrich, #36.

Call to Order: The meeting was called to order at 3:00 pm by the President, Scott Novogoratz. A quorum was present, with 90% of homeowners represented either in person or by proxy. The Minutes of the October 22, 2017, meeting were approved as distributed.

Architecture report: Bill Miles reported on decks completed; window well replacement plans; and concrete work to come. Gutter cleaning will take place Saturday, November 3.

Landscape report by Kammi Eckhoff:

Landscape contract: Evergreen Landscape and Sprinkler came in with the lowest bid at \$12800, next closest bid was \$22241 for FY2018. Evergreen was very easy to work with this year and was prompt in response when I called about concerns.

Tree removal and trimming: Davey Tree trimmed several trees in Feb/March and came back in August to trim the willow behind #12, remove 2 stumps and a dead tree between #36 & #37.

Pest control: Trees and lawns sprayed for various pests & diseases. We sprayed for

carpenter ants around the willow tree behind #12.

Annual picnic: We had the VGHOA annual picnic behind #9 and had about 24 in attendance.

Fall Clean-Up: should be done by mid-November

Road maintenance: Roadway had seal coat applied in August by Black Pearl.

Future projects:

Irrigation: Our irrigation system is about 25 years old and is starting to need more repairs, if you see something that needs attention please contact me or Ron Segul.

Water: Water is our biggest expense, around \$10,000 this year. This year we watered 2Xs/week until the beginning of July when it got so hot and changed to 3Xs/week. Late in the watering season we got dinged by the city for overage of our water allotment, next year we may need to stay at 2X/week for watering.

Trees: We will start replacing trees this spring, and shadow planting around the ash trees.

Lawn care: Evergreen is continuing our lawn care for 2019 at \$12,800 for FY2019, which is the same as FY2018.

Alternatives to Kentucky Bluegrass: We need to look into the feasibility of converting some of our larger common areas (the corner by #36 to #37, and the catch basin/bowling alley area) to xeriscape-including but not limited to native grasses, perennial plantings, mulches, rock.

Treasurer's Report: Scott Novogoratz presented the treasurer's report in place of Ed Voelkel:

Total income year to date:	\$111,449.54
Total expenses year to date:	\$ 79,327.99
Net	\$ 32,111.55

A motion to accept the Treasurer's Report was seconded and approved. (Note: Full financial statements are on file and available from the Treasurer, Ed Voelkel, 970-207-9857, edv1kwd@aol.com.)

The projected budget for the rest of 2018 was presented and approved.

The proposed budget for 2019 was presented. We expect about \$123,900 in expenses. Motion & 2nd to accept budget.

The board is working hard to make sure the HOA is fully funded, to prevent special assessments for unexpected expenses. Scott presented the 30-year replacement budget projection.

Covenant Change Proposals:

Scott presented the board's proposal for Fair & Equitable Dues Allocations and Limiting Rental Units. Extensive discussion regarding these proposals was held after the election of officers.

Some views included:

1. Caution that changing the dues to more closely reflect each unit's maintenance needs may lead to contention regarding which items should be included in the formula;
2. We all understood when we bought our units that our HOA fees would be used for whatever exterior maintenance/replacement would be needed in all units. This is the simplest plan.
3. Rather than limiting the number of units that can be rented, how about if we create more specific guidelines for neighborhood behavior (regarding noise levels, parking, etc.), then attach fines for transgressions.
4. Possibly raise the percentage of units allowed to be rented from 15% to 20%. That gives us two more units to rent, above what are presently rented.

The Board is creating a document that describes three alternatives for funding unique exterior

features: 1) Status Quo (no change); 2) Equitable dues; and 3) Special assessments. After the document is created, it will be distributed to all VGHOA owners to poll their preference, and if further action is needed, a formal vote to change the covenants. This document will NOT be for the purpose of changing the covenants, but just to get a feel for how homeowners are thinking about these issues.

Election of Officers: The officers' slate was presented, and there being no nominations from the floor the slate was elected by acclamation, with one exception. There was a secret ballot for Director at Large, since Chris Joitel and Richard Coupe were both on the ballot. All homeowners are encouraged to support the incoming Board and to participate to the extent possible. A secretary is still needed.

Slate of officers:

President, Scott Novogoratz, #39

Vice President, Chris Bailey, #18

Secretary,

Treasurer, Ted Huston, #21

Director at Large, for term 2019-2020, (replacing Director Nancy Kauffman, #37), Chris Joitel

Audit Committee: Tommy MacDonald will chair the audit committee, scheduled to audit the HOA books in January.

Adjournment: The meeting was adjourned at 4:56 pm.

Respectfully submitted by:

Veronica Arnold
Secretary

Scott Novogoratz
President