

MINUTES OF THE VICTORIAN GABLES HOMEOWNER'S ASSOCIATION
4TH QUARTER BOARD MEETING 2022

Date/Time/Location: October 12, 2022, 6:30 p.m. by Zoom Video conference

Present: Scott Novogoratz, President #39
Dale Noel, Vice President #12
LeAnn Payton, Secretary #23
Ted Huston, Treasurer #21
Kammi Eckhoff, Landscape Chair/Director #2
Ron Segul, Architecture Chair #30
Mark Cunningham, At Large Director #36
Paul Nervig, At Large Director #31
Steve Hansen, Homeowner #28
Chris Bailey, Homeowner #18

CALL TO ORDER: The meeting was called to order at 6:30 p.m. A Quorum was present.

PRESIDENT'S REPORT: As Scott had an urgent unexpected issue to deal with, he presented his notes and thoughts first on the Agenda, urging a focus on next year's budget and setting what next year's membership dues will be.

The Annual meeting was tentatively scheduled for December 4th from 3 pm until 5 pm. It will be in person combined with Zoom Video for those who cannot attend. Scott will contact the Senior Center to reserve a room, with more information to follow.

Scott then left the meeting, and Dale took over as Moderator.

TREASURER'S REPORT: Year-to-date, there are no expenses outstanding, although insurance continues to be a concern with projected changes and rises in premium. Funds have been moved to the I-bonds with an interest rate of 9.62%. Kammi moved, and Ron seconded, that we approve the Treasurer's summary report. It was approved unanimously and is appended to these minutes.

ARCHITECTURE REPORT: Ron presented a list of items completed this year, work needing to be done soon, maintenance anticipated for 2023 and replacements anticipated for 2023. The full list is attached to these minutes.

This list notes that the garage doors for Unit #9 and #26 are badly in need of replacement. Kammi moved that we replace garage doors for these two units. Ron seconded the motion. It was then approved unanimously.


Budgeted concrete replacement was discussed also. It was felt that doing small jobs is not cost effective and should be held until larger jobs are indicated unless there is a safety issue to be dealt with.

LANDSCAPE REPORT: Kammi presented the Landscape report. Tree trimming was completed in September. The new parking signs have been installed. The sprinklers will be turned off soon. The community picnic was attended by approximately 25-30 people and enjoyed by all. The plants that died in the xeriscape were not replaced this fall. The intention is to replace them next spring. The native grass area by the tennis courts has been re-seeded. The crack seal repair of the street and the cul-de-sac repair are expected to be completed by the end of November, using funds in this year's budget.

BUDGET: The remainder of the meeting was devoted to the 2023 budget. Before setting the membership dues to be charged in 2023, an extensive discussion examined current, past, and proposed budgets, as well as budgetary projections. Some comments were directed at the relative need and justification for specific items within each budget category. There also were comments about how to best present our budgets, particularly in the communication of future planning.

At the end of this discussion of the budget and our needs going forward, Kammi moved that we increase dues to \$900/quarter. Dale seconded that. This motion passed without objection.

The meeting was adjourned at 9:00 p.m.



Scott Novogoratz, President

10/20/22

Date

LeAnn Payton, Secretary

Date