

**MINUTES OF THE VICTORIAN GABLES HOMEOWNER'S ASSOCIATION**  
**1st QUARTER BOARD MEETING 2023**

**Date/Time/Location:** January 18, 2023 6:30 p.m. by Zoom Video conference

**Present:** Scott Novogoratz, President #39  
Dale Noel, Vice President #12  
Ted Huston, Treasurer #21  
Kammi Eckhoff, Landscape Chair/At-Large Director #2  
Mark Cunningham, At Large Director #36  
LeAnn Payton, At-Large Director #23  
Kathy Fay, Homeowner #22

**CALL TO ORDER:** The meeting was called to order at 6:31 p.m. A Quorum was present.

**APPROVAL OF MINUTES:** The October 12, 2022 meeting minutes had (1) correction and (1) addition, both in the Treasurer's report. The correction was to remove text stating, "there are no expenses outstanding." The clarification is "Ted asked the Board for guidance on invoicing individual homeowners with owner installed deck changes for their portion of the recent deck painting project, as homeowners are expected to pay for maintenance on owner-installed improvements." It was agreed that Scott and Ted would make the corrections off-line. The minutes were approved unanimously on a motion by Dale, seconded by Kammi.

The October 26, 2022 meeting minutes were approved unanimously on a motion by Ted, seconded by Dale.

**TREASURER'S REPORT:** Ted sent year-end financials to the Board members in advance and reported:

- the U.S. Treasury I-Bond purchase was successful, which are indexed to inflation with interest payments far greater than CDs. Ted explained that the I-Bond has 2 components, the bond interest component, paying 0.0%, and the inflation component, paying 9.62%. Additionally, the early withdrawal penalty for I-Bonds is significantly less than those for our current CDs,
- a \$500 sprinkler controller was reclassified from a Maintenance expense to a Replacement expense in the year-end Income Statement,
- feedback from Board members recommended we post the more detailed Income statement on the website,
- retain flexibility with the annual budget and wait until year-end to determine if we designate funds to the Replacement Reserve, or other reserve accounts, and
- for the hand shoveling snow removal, the HOA has been charged about 15-20 hours of labor in each of the two snow removals this winter.

**ARCHITECTURE REPORT:** Because Ron could not attend the meeting, Scott summarized the report sent to Board members and noted the following items:

- the gutter cleaning cost has increased to \$1100/cleaning; perhaps it's time to think about installing leaf guards on the gutters. Ted also suggested cleaning out the french drains, as there's likely lots of accumulated debris in them.
- the cost for concrete is likely far greater than the amount in our replacement budget, as \$6000 may no longer be enough for a driveway replacement (both units in a duplex).
- before we think about painting, let's consider a new color scheme. There was general agreement that not all units need to be the same color. Kammi and Kathy agreed to start researching possibilities.

**LANDSCAPE REPORT:** Kammi sent a report to the the Board in advance and summarized:

- the Snow Brigade volunteers cleaned sidewalks and driveways for some of the small snowfalls. Thanks to Ellen, Ted, Rosemary, Ron, Denese, Dale, Diane, John, Mark, Paul, Kammi and Chris.
- Kammi reported that other sources may be available to help with snow removal at less cost than the amount we would pay Evergreen. Kammi agreed to investigate and, if it makes sense, make a proposal.
- Should the HOA purchase a snowthrower or snowblower to assist the Snow Brigade volunteers?
- in another potential cost-savings measure, Kammi asked if our trash pickup could be changed to once every 2 weeks, to coincide with the recycling pickup.
- Kammi asked if there was interest in a community garage sale. It was agreed to gauge interest for the weekend of June 3-4.

**PRESIDENT'S REPORT:** Scott thanked the Board members for their preparation and participation at the Annual Board meeting. Topics for the Board's attention include snow removal and xeriscaping.

**INSURANCE COMMITTEE:** Scott and Dale proposed an Insurance Committee be established as a standing Committee with the responsibilities specified in the document distributed to the Board. The motion to establish the Insurance Committee was made by Dale, seconded by Mark and unanimously approved by the Board.

Kammi nominated Karen Habel to be the chairperson of the newly formed committee, which was seconded by Ted and unanimously approved.

Furthermore, Dale encouraged all homeowners to learn more about the HOA's insurance and their own condominium insurance, how they may overlap, and where there may be gaps. Additionally, if any homeowner wants to recommend another insurance agent for the Board to include in any future discussions and/or bid process, please suggest to the Insurance Committee.

Additionally, Scott agreed to contact other HOAs like ours and property management companies, to see if they have recommendations for insurance agents.

**XERISCAPE:** Scott reported that one of our homeowners has made a generous offer to contribute \$1000 towards a future xeriscaping project if the HOA is willing to do more xeriscaping. The Board agreed to get a proposal to potentially xeriscape the land along W Swallow, west of Bowie.

The Board also asked if there may be other homeowners willing to make a donation to help the HOA xeriscape more areas.

**ANNUAL DISCLOSURE:** Ted provided a copy of the Annual Disclosure in advance of the meeting to the Board members. On a motion by LeAnn, and a second by Kammi, the Board unanimously approved the disclosure.

**FINANCIAL REVIEW:** The Board agreed to ask Diane Noel to chair the Financial Review Committee. Kathy Fay also agreed to participate in the review. Scott will also ask Steve Hansen if he would participate once again.

**OTHER BUSINESS:** There is a concern that some homeowners may not have access to the website and may want to see agendas in advance of the Board meetings. Scott will ask homeowners about website access and if agendas are wanted prior to meetings.

With no more business to discuss, the meeting adjourned at 8:11 p.m.