

VGHOA Architectural Committee Report

January 10, 2024

Summary

After the annual meeting held in December, the Architectural Committee met on December 27, 2023 to review outstanding items, set priorities for 2024, and provide action items for board members' approval. The results of the painting survey were reviewed and discussed. Since the previous email with tally totals was sent to the board, two owners made changes to their surveys as a result of using the paint samples provided and one additional survey was received. Roof repair was completed on Unit #2 by NoCo Roofing as part of the request to evaluate and estimate roof replacement on Units #3 & #4. Bids for each of those units have been received from NoCo. The Committee will also try to provide more information to owners and residents about the schedule for tasks such as gutter cleaning, building inspections, etc.

Maintenance Requests Rcvd or Outstanding

Window Wells	6 units	12 wells	\$16,000-\$19,200 est
Window Frame painting	18 units	83 windows	\$3500-\$4500 est

Ranges are given for costs with the assumption of \$1600/well; there is flexibility for the window well replacements due to condition and priority of 2 wells that are surrounded by concrete. Assumption is for the project to be completed in 2024. Painting range is based on an approximate cost of \$35-\$50 per window plus paint cost based on previous verbal estimate as we do not have a current bid for this work yet.

Planning and Priorities

Roof replacement planning and estimating is a high priority and we have received bids for replacement on Units #3 & #4 per a request from Scott. The oldest roofs in the community date from 2004 and after reviewing a proposal to coat the roofs in order to possibly extend the life by about 5 years, this course of action was deemed uneconomical and not fiscally responsible.

The committee will also be assessing the condition of garage doors in order to prioritize and allocate the possible replacement funds in the 2024 budget for this purpose. Ankmar Doors may be able to assist in putting a condition report together for the committee and we will also be reaching out to neighbors in order to identify likely trouble spots. There is a gap in responsibility for exterior lights that should be addressed. Currently about 5 units have replaced their fixtures and remaining lights in the community are looking a bit dated. Committee will have further discussions about this but would welcome input.

Action Items for Board Consideration

1. Requested revision of the Architectural Committee Duties and Responsibilities document was worked on in October and recommended changes have been incorporated into the attached draft. **Recommended Action: Approve and Adopt**
2. Maintenance Form was drafted for use by residents and committee or board members to facilitate and track needed repairs or replacements. Form was circulated in October and no changes were requested. If form can be posted on the website and filled out whenever items are identified by residents or as part of the periodic inspections, tracking and prioritization can be simplified. **Recommended Action: Approve and Adopt**
3. A Painting Policy was drafted and approved recently to accommodate an owner's wish to paint at their own expense. The painting survey was provided to all attendees of the annual meeting and tally sheet is attached. Results indicate that there is a preference for a mix of colors and a desire for homeowner choice; support was indicated for all colors presented in either a first or second choice. The Painting Policy has been revised to include all of the colors presented in the survey as approved choices. Additional language may need to be adopted to indicate that these are the approved colors that will be used for HOA paid painting schedule and not only for owner paid requests.
Recommended Action: Approve and Adopt
4. Confirm recommended priorities to continue with window well replacements, schedule window frame painting as identified so far, assess garage door replacement candidates, and begin planning for a schedule of roof replacements and building painting starting in 2025.
Recommended Action: Approve