

# VGHOA Architectural Committee Report

April 10, 2024

## Summary

At the January Board meeting the Action Items for Board Consideration were all approved with minor amendments. With warmer weather and the maintenance season upon us, a cost estimate from Fidencio for the replacement of most of the remaining window wells and an estimated start date for the work has been requested. The garage door on unit #35 was replaced in February at a cost of \$2,300 and the door will be painted once the owner responds to request for timeframe and other input.

## 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
Paint garage door on #35			\$250
Facia repair on #2			Estimate pending from Shane
Facia warping on #11		Investigated-no further action at this time	

Ranges are given for costs with the assumption of \$1600/window well; there are several wells that have siting issues such as being surrounded by concrete or located under decks. The project is scheduled to be substantially completed this year. Painting cost range for window frames 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. The committee will be reviewing the window frame painting spreadsheet with Pinnacle Painting and others and requesting written bids.

## Planning and Priorities

Roof replacement planning and estimating remain a high priority and additional bids have been received for replacement on Units #3 & #4. The Loss Replacement claim submission process by the owner of Unit #3 is being closely monitored in order to develop a planning strategy and schedule for the entire community.

The committee is still working on assessing the condition of garage doors after the failure of Unit #35's door in February. Ankmar Doors may be able to assist in putting a condition report together for the committee and all owners are encouraged to contact members of the Architectural Committee if they are having any trouble with their doors.

The committee is working to document the exterior light replacements that have already occurred with about 5 units and is planning to contact wholesale lighting dealers to see about bulk purchases of similar lights that could be designated as options for owners to choose from and request replacements

as funds are available. It appears that these types of fixtures have a retail cost of approx. \$70-\$100 each so each unit would need to be budgeted for about \$350-\$500. Committee will have further discussions about this but would welcome input.

**Action Items for Board Consideration**

1. The Painting Policy that was approved at the January Board meeting does not appear to be shown on the website. It is unclear to the committee if there was any feedback from owners that require the policy be reviewed again or has it been formally adopted? If there has been no opposition to the policy, it appears that it could be formally adopted and posted. If there is additional revision needed, please provide details and the committee will work on a new version.

**Recommended Action: Assign the Painting Policy a number and post on the website**