

DRAFT

VGHOA Architectural Committee Report

October 9, 2024

Summary

The Architectural Committee met on September 16th to review tasks and assess progress on various projects and requests. As of this date, all roofs scheduled have been replaced and we are just waiting for a few special skylights in order to finish up. The gutters have all been installed except for the last two buildings (#13 & 14 and #35 & 36) as these were the last two roofs completed. Downspouts are still in progress on several buildings but should be completed this week along with the remaining buildings. Leaks were noticed on several units at the 90 degree interior corners and Shane will be re-caulking all of those joints; if that does not take care of the issues, he will look at installing “gusher blockers” similar to what is on Ted’s unit (#21)

Maintenance Requests Rcvd or Outstanding

- Drywall repair due to skylight installation was completed on Unit #11 and is pending on #17
- New garage door was installed on Unit #31 due to failure
- Window Well installation is complete for the year and the 9 remaining wells will be done in conjunction with other work (deck replacement/repair, etc) or at owners’ request.
- Window cover orders have not been received so committee will be reaching out to owners again. Members will work on drafting an order/request form that shows they want covers.
- Damage to fascia boards is becoming apparent and some temporary repairs have been made to Unit #2; Unit #11 may need siding repair. Committee is reaching out to find a contractor to do this type of work.
- Some missing grout or loose bricks have been noted on several units; committee is researching contractors
- Approval for a portion of an owner request for water mitigation/damage repair on foundation was granted to Unit #8 with conditions and request for additional input. Landscaping is likely to be a big part of the remainder of the request so action on that was not taken by this committee. This request will be paid for by the owner.

Planning and Priorities

Painting of 38 units, including trim areas where gutters were removed and window trim that is failing, is next area of focus along with long delayed concrete work and fencing on 8 units that was not done previously.

The committee is also still working on assessing the condition of garage doors after the failure of another door. We want to work with Ankmar Doors get an estimate for volume pricing so that we can potentially coordinate new doors with painting of each unit at the same time. All owners are encouraged to contact members of the Architectural Committee if they are having any trouble with their doors.

The committee is still 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

None at this time; pending budget discussions.