

# MINUTES OF THE VICTORIAN GABLES HOMEOWNER'S ASSOCIATION

## 4th QUARTER BOARD MEETING 2024

**Date/Time/Location:** October 10, 6:30 p.m. at Unit #2 and by Zoom Video conference

**Present:** Scott Novogoratz, President #39  
Paul Eckhoff, Vice President #2  
Ted Huston, Treasurer #21  
Dale Noel, At-Large Director #12  
Kammi Eckhoff, Landscape Chair #2  
LeAnn Payton, At-Large Director #23  
Karen Habel, Insurance Comm Chair #4  
Ron Segul, Architecture Comm, #30

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

**APPROVAL OF MINUTES:** The July 10, 2024, meeting minutes were approved unanimously on a motion by Paul, seconded by Ted.

**TREASURER'S REPORT:** Ted sent the 2024 first quarter financial statements ([Summary](#), [Balance Sheet](#), [Expense Detail](#)) to the Board members in advance.

Ted also provided a preliminary accounting for the roofing project by unit, see [Roofing Project Accounting](#). All Special Assessments have been fully paid, except for (2) homeowners who owe the HOA a combined total of \$27,700. Most of the payments to the roofing company and the gutter company have also been paid. There are some small expenses remaining to wrap up the project.

The Treasurer's Report was approved unanimously on a motion by Dale and seconded by Paul.

**ARCHITECTURE REPORT:** Dale and Ron presented the [Architecture Committee Report](#). In addition:

- When the new gutters and downspouts are installed, the downspouts are sometimes not connected to the french drain.
- Thanks to Steve Hansen, who has been inspecting the roofs and gutters before approving payment.

**LANDSCAPE REPORT:** Kammi presented the [Landscape Report](#). Additionally, Kammi was pleased that 15 homes were represented at the annual picnic, held in early September, and that we all had a good time and good food. The new trees that were planted are doing well, but will need watering during the first winter. The road will receive both a crackseal and a sealcoat this year. This routine maintenance extends the life of the road significantly. The anticipated cost of

replacing the road is also likely to be significantly higher than estimates we have had in the past. New asphalt is expected to cost \$300,000 now.

**INSURANCE REPORT:** Karen communicated:

- Travelers has offered to renew our liability insurance policy (covers the external structures) at \$64,244, a 12% increase.
- If the HOA were to ask individual homeowners to insure the exterior of their units, the average cost would be approximately \$2150/unit, or \$86,000 in aggregate, which leads us to believe it is best to continue having the HOA insurance the exterior of all units.

**PRESIDENT'S REPORT:** Scott congratulated all those involved in the Roofing Replacement Project for taking on and accomplishing a large project in a short time period.

**2025 BUDGET:** Ted and Scott presented a framework to propose the 2025 budget. The Board members agreed to the following budget parameters:

- Dues shall remain the same in 2025; \$1390/quarter.
- From dues collected in 2025 and future years, \$48,000 will be added to the Replacement Reserve Fund, to assure proper funding for large projects such as the roofs.
- Ted and Scott will determine how much of the 2024 Maintenance Reserve will be transferred to the Replacement Reserve account.

In the preliminary budgets, the primary discretionary 2025 projects included painting and garage doors, with a small amount of concrete work. A preliminary survey identified 9 buildings with at least one unit having significantly more paint splotching/fading than other buildings, which could be the basis for deciding that those 9 buildings should be painted within the next two years. (Six other buildings in that preliminary survey had a unit with decidedly less glaring blemishes than the first nine, and might be selected for painting in the third year.) To avoid painting garage doors twice, it was also suggested to replace those garage doors before the unit is painted.

Ted will rework the budget to accommodate these parameters. The revised budget will be discussed by the Landscape and Architecture committees, then the board will approve a plan prior to the annual member meeting in December.

**ROOF REPLACEMENT PROJECT:** The Board agreed to refund overages by unit to the homeowners. Additionally, the Board agreed to bill homeowners for shortages per unit.

**ANNUAL MEETING:** The agenda items for December 14 Annual HOA Meeting will include:

- Committee Reports,
- 2025 Budget Proposal,
- Recommended Homeowner Insurance Coverage,
- Nominations
- Elections

LeAnn agreed to run the election.

**ADJOURNMENT:** The meeting adjourned at 8:41 p.m.

  
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Scott Novogoratz

October 15, 2024  
Date