

HOA Meeting Minutes

March 21, 2022 -- Zoom meeting

Present: all board members, approximately 31 community members, and Anna Claire Price (representing York Inc,)

Call to Order / introductions -- Stephan Kiefer

Review of finances –

Treasurer Walter Teague reviewed the current budget and made comparisons between it and the 2021 budget. He also did a day by day comparison for March 2021 and March 2022 to illustrate the income/outgo flow.

Walter reviewed the need for continuing to bolster the Reserve Fund (to be prepared for long term expenses, such as

Maintaining irrigation system
Tree issues, planned and unplanned
Alley way repaving (2021 estimates: \$99+ K to \$149 K)
The unexpected

Walter reviewed the efforts to reverse the draining of the Reserve Fund: Realign Budget, and to institute a minimal increase to HOA assessment. He presented the information below:

Reserve Fund balance is now trending in the right direction

- In 2019, the balance was \$77,525 and we added \$9,200
- In 2020, the balance was \$66,117 and we added \$150
- In 2021, the balance was \$48,657 and we added \$0
- YTD, the balance is \$53,480 and we added \$4,816

Factors that have contributed to the increase in the reserve fund

- Replacing trees within our budget
- Regularly contributing to the fund
- Keeping expenses within our budget

Review of Landscaping – Stephan Kiefer / Russ Swindell

- Fetsko completed the removal and replacement of seven Red Maples
- Completed Pruning Mature Trees on Haynes and N. Blount Streets
- Leash Law & Clean-up Signs were purchased and will be installed

- Mulching for individual homes was removed from the budget in 2022. Mulching will be back in the budget in 2023
- Landscape Committee is working on developing guidelines for homeowners

Social Committee functions

- A gathering at Hunky Dory on March 3rd with 30+ people in attendance
- The Annual Chili Cook off on March 19th with eight chile entries and plenty of people to taste and vote

York Property Management – Anna Claire Price, Senior Vice President spoke to us about York becoming our Property Management Company. Homeowners will have access to their accounts and communication with York staff.

VAPM residents will soon have designated community manager, assistant manager, and accountant

VAPM residents will be able to request additional services and have access to their own account. General Website is www.YorkHOA.com.

A summary of services is posted on the Pilot Mill website at http://www.pilotmillonline.com/uploads/1/4/0/3/140360796/summary_of_york_services.pdf

OUTSTANDING / FOLLOW UP ITEMS

Community Survey – (Legal / Land survey) – may need to be done at some point. Not currently scheduled

FUTURE ITEMS to ADDRESS

Potential Review of Landscape Company contracts

The Board will ask York (after May 1, 2022) to help with the idea of a Reserve Study; do we need to add to the reserve fund, and planning for the large expense of re-paving the alleys in the future

Ensure that York will deposit \$750 per month into the Reserve Fund.)

NEXT VAPM BOARD MEETING (HOA Board only) on April 18, 2022 – Margaret Henderson to host