

Minutes of the
VAPM HOA Board Meeting Agenda
October 18, 2021

Present: Kenzie Rakes, Bill Lynch, Walter Teague, Stephan Kiefer, Russ Swindell

Minutes of the last meeting were edited and approved.

Special Business

1. Discussion of the common areas at the ends of the neighborhood. Discussed the need for a neighborhood survey and discussed the comments that Biff sent to the Board.
2. Still waiting for the google fiber reimbursement.
3. Discussion of the Annual meeting. We have at least one member at this time that is interested in being on the board. Date of the meeting is November 16th at 7:00 PM.
4. Discussion of the RFP process to review the management of the HOA. Several proposals have been received to date.
5. Discussion of a letter to the neighborhood to discuss the budget. Russ will make some suggestions to the letter that Stephan wrote and will send it around for comments.
6. Discussion of the monthly financials.
7. 1131 Harp repairs and painting. The painting and wood replacement has been completed. The satellite dish, with the tree going through it, still needs to be removed. Weeding also needs to be done
8. Reiterated that the HOA agreement with Kohn-Ell stipulates that they will do quarterly inspections of the neighborhood, looking at the exterior of the houses and the landscaping. Rakes mentioned that she will follow up on this and request that they notify several Board members who want to accompany them.

Ongoing Business

2. Financial

We asked Kohn-El for notice when they needed to draw down on the reserve account. The board would also like clarification that when those drawdowns take

place, that the money is redeposited when funds are again available in the operating account.

3. Architectural Committee

There was only one request this month for a patio improvement.

The request for the wall around the electrical box at 1109 has been withdrawn.

Discussed the architectural guidelines documents. Kohn Ell will distribute the document by mail to the community for review and we will have a 30 day review period before the Board approves the new guidelines.

4. Social Committee

Teague is working to reconstitute the committee's membership. We will make a special announcement about this committee and the others at the annual meeting.

5. Landscape Committee

Stephan suggested a yard of the month idea for the neighborhood. He also talked about the idea of using a graduate student to work on ideas for the neighborhood as well.

Asking Kohn Ell to address a neighborhood issue with a letter to a homeowner about disposing of dog bags.

Dead Cherry tree on common property near the entrance sign, we will ask the arborist to look at that too.

Discussion of the landscaping rules for the HOA and notifying the residents. Need to have Kohn-El come to do a neighborhood inspection.

Stephan is going to have an arborist hired to walk the neighborhood. We will ask the arborist to also evaluate the cherry trees. Why are they dying? Is it the wrong tree, and so on?

Kenzie will follow up on the landscaping at the parking lot owned by Hedgehog Holdings. Rakes will ask Kohn-Ell to settle this matter and have Fetsko to stop maintaining the property.

Next meeting

- November 16