

Minutes of the  
VAPM HOA Board Meeting Agenda  
July 13, 2021

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

Absent: Russ Swindell

Minutes of the June meeting were reviewed and approved

Property Management

The RFP is being edited; July 23, 2021 is the due date for edits. Bids will be sent to Kohn-ELL, JTL, York, and Elite PM. Kiefer will look for more companies.

Encroachment issue

Rakes is waiting on document from lawyer

Painting and upkeep for the homeowner at 1131 Harp

The second letter has been sent out

There has been no reply to the letter sent to the homeowner at 1143 Harp

Neighborhood book box

This matter was delayed; the interested neighbors could not make this meeting but will come to the next meeting

AirBnB neighborhood

This is a concept that Rakes has researched, VAPM would become an HOA-approved neighborhood, and would benefit from the monies accrued. It was mentioned that there are maybe only 3 airBnBs in VAPM.

A review of the covenants was mentioned since VAPM is a planned development.

Ongoing Business

Financial

The financial pages appear acceptable although there are several charges and entries that he does not understand. Kiefer and Teague will try to arrange an in-person meeting with Biff and/or Audra to learn more.

Rakes asked Kohn-Ell about the dip in the reserve account and was given this explanation: Kohn-Ell transferred \$7400 to operating most likely related to the Jordan Price expense \$4652.50 (Little by Little matter) and Fetsko Landscaping invoice of \$4001.00.

1. Questions about the damage claim to ATT.
2. There are questions about the reserve fund contributions.
3. We need an estimate from Raleigh Paving for the alleys.

#### Architectural Committee

Lynch reported that the guidelines are being finalized, and should be complete by the August meeting

#### Social Committee

Walter reported that there are plans for an August BBQ

Walter Teague will be the website manager. He will work on getting Kohn-ELL to pay GoDaddy directly

#### Landscape Committee

Kiefer will ask Fetsko about an arborist. Is one needed per city of Raleigh?

The survey is a top priority but, due to cost (\$7,000 is one amount and \$11,000 is another) and the reserve fund amounts, this matter will be put off until 2022

The blurb reminding the neighborhood about the tree removal was discussed. Kohn-ELL will send this out. Rakes is doing the final edit and will send the final copy to Kohn-ELL soon

#### Next meeting

- August 16