

Minutes of the  
VAPM HOA Board Meeting Agenda  
August 16, 2021

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

Absent: Russ Swindell

**Special Business**

1. Minutes of the July meeting were reviewed and approved

2. Encroachment issue at N. Blount and Cedar

Still waiting on document from lawyer

3. 1131 Harp repairs and painting

The painting and wood replacement has been completed. The satellite dish, with the tree going through it, needs to be removed. Weeding needs to be done.

4. Rakes mentioned 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.

5. Google Sprinkler bill

- a. On August 9, Kohn-Ell emailed the following: [Google Fiber customer service has received the complaint and invoice and have escalated the refund request. The escalation team has yet to respond however, customer service advises this is normal because they are so back logged right now. Customer service sent a reminder email to the escalation team to let them know of our continued concern. Customer service advises since the invoice included the addresses and locations of service that there should be no issues with a refund however we should be receiving an official response by phone and email from the escalation team in 2-5 business days with an expected timeline for refund if approved as expected.](#)

- b. On August 16, Audra emailed the following: [I've been asked to provide pictures of the damage and repairs to the areas on this bill. If any of you have any pictures of the men working in the area, damaging the irrigation, or the repairs please forward them to me. I've also asked Fetsko.](#)

This email was in response to the landscape damage done on Haynes Street. Kiefer does not have photos but will check with others.

6. Discussion of the annual meeting location

- a. The Board will decide at the September meeting whether to meet in person or remotely. If we meet remotely, there needs to be time to get the candidates' names out to the neighborhood to ensure proper voting. We discussed the need for candidates.

## Ongoing Business

### 7. Financial

Kiefer and Teague have a meeting with our managers (Biff and Audra) at Kohn-Ell on Thursday (8/19). Kiefer reviewed several of the questions that he has and asked others to submit those. These two will report back at the next meeting.

Kiefer noted that we are still paying for landscaping at the parking lot owned by Hedgehog holdings. Assuming this land is not ours, it is a HOA violation. Rakes will ask Kohn-Ell to settle this matter.

### 8. Architectural Committee

Lynch stated that he is ready to issue the guidelines

There is a house on Harp being re-roofed without preapproval. Since the material is the same color, the AC will grant retroactive approval.

### 9. Social Committee

Teague is working to reconstitute the committee's membership. Mark Jenkins is leaving the community.

- There will not be a BBQ this August.
- Teague is exploring the idea of a Halloween party, with costume judging in addition to trick or treat activities.
- The SoCo will resurrect the social hours at local bars (e.g., Pelagic).

### 10. Landscape Committee

Closer to the time of tree replanting, we will recommend that an arborist is hired to evaluate the cherry trees. Why are they dying? Is it the wrong tree, and so on?

### 11. Property Management Company

The Board voted to establish a subcommittee to evaluate PMCs for Pilot Mill. We will add other members who are not on the Board. For now, it's Lynch, Kiefer, and Teague.

## Next meeting

- September 20 – Teague will check with Swindell whether Mondays are not open for him. If that is the case, we will try to meet on another day. Because of a conflict, we will meet on another date, probably Monday the 27<sup>th</sup> of September.