

Minutes of the  
VAPM HOA Board Meeting Agenda  
September 27, 2021

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

**Special Business**

1. Encroachment issue at N. Blount and Cedar

Discussing recent planting that was done. Not sure if the planting was approved, Bill is checking on if Kohn Ell communicated with them. Need to submit an after the fact approval for the planting to the architectural committee.

Still waiting on a document from the lawyer for the larger issue with their use of the HOA grounds.

2. Discussion of the budget for 2022

The attached budget was presented and passed. Bill motioned to approve, Kenzie gave the second and all were in favor. Included in the budget was a \$200 increase in dues.

3. 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.

4. Discussion of the annual meeting. Decided it will be held on the 2nd Tuesday in November, which is November 9th.

We will ask Kohn El to hold this virtually again. Kenzie made a motion, Stephan gave a second and all agreed.

A notice will go out to encourage people to join the board or the standing committees.

5. Discussion of the Presidents' meeting that was held. People felt good about the meeting and thought that those should continue every year.

6. 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.

7. 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

### 8. 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.

### 9. Architectural Committee

There was only one request this month for a pergola.

Discussion on when neighborhood guidelines would be passed. Bill suggested a notice and comment period, all agreed this was a good idea. Bill will work on setting this up.

### 10. Social Committee

Teague is working to reconstitute the committee's membership. Teague is also exploring the idea of a Halloween celebration, with possible costume judging in addition to trick or treat activities.

### 11. Landscape Committee

Dead tree on common property near the entrance sign. Russ and Stephan will look at it for removal.

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

Kenzie 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?

## Next meeting

- October 18

\*\*\*This was from the last meeting and not addressed at this meeting, but we should follow up for October [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-El to settle this matter. ]