

Minutes of a Meeting of
The Board of Directors
Vic's Landing Homeowner's Association

June 4, 2022

A meeting of the Board of Directors of Vic's Landing was called to order by President Tom Joachim at 9:00 a.m. on Saturday, June 4, 2022. The meeting was held in person at 72 Dewey Placer Dr. All members of the board had previously indicated they were available for the meeting at the time and location listed above. An Alpine Edge representative was not able to attend the meeting. Directors Tom Joachim, Tom Booth, Nick Borovich and Pam Krenek attended the meeting. Jesse Blumentritt was not in attendance. Tom B volunteered to take the minutes of the meeting.

Tom J reminded the directors, the sole purpose of the meeting was to discuss the outstanding maintenance and capital expenditures proposals for the community. Alpine Edge (AE) had provided all the necessary cost estimates for the board to act on the proposals.

Dryer Vent Cleaning – The board discussed the proposal for cleaning the Condo dryer vent ducts. The expense for the condo vent cleaning will come from the Condo operating expense budget. If feasible, the board did ask that AE give Townhome owners the option to have their vents cleaned at the owner's expense. Nick moved approval of the motion and Pam seconded it. The motion passed unanimously. Going forward, the board agreed the cleaning of the dryer vents should be included the budget every other year.

Condo Garage Doors – The board had a thorough discussion of the responsibility of the HOA and the owners regarding the replacement of the Condo garage doors and the garage door openers. Ultimately the board decided that for continuity in the appearance of the neighborhood, the HOA would pay for the replacement of all 24 Condo garage doors this year. The expense should be charged to the Condo Capital Reserve. It was also decided not to replace the garage door openers at this time, due to a lack of clarity of whether this was an HOA or owner expense. A motion was made by Nick to accept Select's bid of \$53,293, including the discount, to replace all 24 garage doors. Tom B seconded the motion. The motion passed unanimously.

Blacktop Sealing and Road Crack Repair – The board discussed Jet Black's bid for the sealcoat & asphalt cleaning and Hot Rubber Crack Repair. The board was not totally sure what the bid included and finally decided on the following either/or option:

If the blacktop sealing included all the condo driveways and the entire road, then the Jet Black sealcoat and crack repair bid of \$12,000 was approved, with the expense charged to the Shared Reserve.

If the blacktop sealing only included the condo driveways and not the road, then only the Hot Rubber Crack Sealing bid for \$1,800 was approved, with the expense charged to the Shared Reserve.

The board also asked AE to see if Jet Black could provide an option to sealcoat the Townhome driveways at the owner's expense. The board did agree that both owners of a Townhome would need to agree to do the sealcoat rather than allowing only one side of the drive to be coated. A motion was made by Pam to accept one of the options depending on the extent of the sealcoat. After a second by Nick, the motion passed unanimously.

Deck Repairs & Garage Door Painting – The board discussed the bid by Rafa's Remodeling Service to repair the front and back decks on the Condos. The bid was in the amount of \$29,400 and included the painting of the new garage doors. The board agreed that since these repairs are a safety issue, this repair was more important than the sealcoating of the Condo driveways. Tom J moved the approval of Rafa's bid. After a second by Nick, the motion passed unanimously.

Before adjourning, the board had an informal discussion of the items that need to be discussed at a future board meeting. Those items included a revision of the association's rules, expenditures to be included in the capital reserve study and past due accounts.

Upon a motion by Tom B and a second by Nick the meeting was adjourned at 9:55 a.m.