



YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

Annual Meeting November 17, 2020 Minutes

I. CALL TO ORDER

The Annual Meeting of the Yosemite Village Homeowners Association, Inc. was held November 17, 2020 and called to order at 6:30 pm. Due to COVID 19 restrictions, this meeting was held via ZOOM. Michael J Workman | CMCA, AMS was present, representing Weststar Management Corp. Board Members present and attending the Board Meeting were:

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Lidia Saniuk	Vice Pres.	2022
George Smyser	Treasurer	2021
Kate Riden	Secretary	2023
Gregg Fanselau	At-Large	2023

II. Proof of Notice

Management presented the annual meeting notice that was sent out to all owners. It was also noted that the meeting notice was emailed out as well as posted to the Associations page at www.weststarmanagement.com.

III. Introductions

The Board introduced themselves and the management company. All members of the board were present for the meeting.

IV. Annual Meeting Minutes

The meeting minutes from the 2019 annual meeting were presented to the membership for approval. Ross Vanvoorhees made a motion to accept the minutes as written, seconded by Lidia Saniuk. All members in attendance voted in favor to approve the meeting minutes.

V. Reports

- A. The board discussed how community management was the number one priority for the board. Over the past year, the board has hired a new landscape contractor, new management company, and a new snow removal company. The board feels that these changes will be beneficial to the owners and to the community. It was also discussed that the change in management companies has provided the support to the board that was much needed.
- B. The board discussed the need for more committees and volunteers from the community. There are several committees already that do not have any members from the community, such as Landscape and Parking. If there are any owners that are willing to serve on a committee, then they are asked to contact the manager for more information.



YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

- C. The board discussed the communication in the community and how information has been sent to the owners. The board discussed the newsletter, eblasts and monthly board meetings. Meeting minutes and the newsletters are posted at the mail kiosks for owners to review. Owners can also go to the associations webpage at www.weststarmanagement.com.
- D. The board shared information about the staircase project and the reason for the delay in completion. It was reported that the first contractor did not adhere to the terms of the agreement and was terminated, forcing the board to hire another vendor to complete the project. All the staircases have now been completed.
- E. It was also reported that in recent months, there was a sewer backup that effected one building and 4 units. The remediation and the insurance claim are in process.
- F. It was reported that due to the COVID 19 restrictions, many of the vendors have experienced problems securing labor to complete projects and contracts. All businesses in general have had to adapt to the new restrictions which has caused slowdowns and delays in completing work.
- G. 2021 Projects:
1. The board reported that the roof project will continue into 2021 and that there are 16 garage roofs left to complete. The contract with the roofing company is until November 2021. The roofer has had some difficulty retaining laborers due to COVID and the smoke/fires over the summer. However, the roofer has stated that they are planning completing the roofs by the end of the summer, 2021. The board is also going to have a roof constructed over the mail kiosks.
 2. The board discussed landscaping work that is planned for 2021. After meeting with the new landscaper, work at the front entrance and other common areas will be addressed and cleaned up.
 3. The board discussed painting and repairing the perimeter fence around the community. Bids will be solicited in the spring for this project.
 4. The board reported that the Lighting Subcommittee is working on the lighting in the community and should have a report for the Board of Directors at the next, regular monthly board meeting on December 15, 2020.
- H. Future Projects:
1. The board discussed several future projects that they are looking at. Painting the buildings, Repave and stripe the parking lots and roadways, full replacement of the perimeter fencing, and repairing the retaining wall on the N. side of the property.
 2. It was noted that the roofing became a high priority and needed to be done ahead of all other future planned projects. All the other items were not as crucial but are being addressed and reviewed.



YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

- I. The board discussed the financial status of the community. It was reported that the community is on budget and that COVID did not have much of an impact on the total budget. Delinquent owners are being pursued in accordance with the collections policy and the governing documents. It was also reported that the Insurance premium will likely lower once the new roofs are completed. The goal is to have the roofing project completed before the next annual insurance review and bidding.

VI. Budget Ratification:

- A. The board announced that there would not be a dues increase for 2021. The floor was then opened to the owners to discuss the 2021 Budget. Hearing no questions or comments about the budget from the membership, it was noted that in accordance to the CCIOA statute, in absence of 51% of the entire membership present by person or proxy to reject the budget, then the budget is considered approved and ratified. Management advised that the coupons will be ordered and mailed out in December of 2020.

VII. Election of Directors:

- A. There are two (2) positions open on the board of directors. Gregg Fanselau and Kate Riden were appointed to fill the vacant positions on the board prior to the annual meeting. However, they would need to be elected to remain on the board. Management reported that they had not received any other interests from the community's membership to serve on the board.
 1. The floor was opened for nominations. Hearing none, a vote of affirmation was called to elect Kate Riden and Gregg Fanselau to the board without contest. A motion was made and seconded by the membership. All voted in favor. Both Gregg and Kate will both serve for three (3) years.

VIII. Homeowner Forum: Homeowners contributing to the forum were Justin Long, Elizabeth Winget, Mildred Freeny-Hilton, Heike Newman, Cathy Cohen, and Gregg Fanselau. Owners asked about the maintenance of the sewage lines, priority on projects for the future, concerns that the community was starting to look run down and how the lighting would be an improvement, concerns about the outgoing landscape and their responsibilities, garage roof replacements, painting the perimeter fence, recycling bin at the mail kiosk, Voles along the fence, garages that need to be painted at the front entrance, snow removal, roof inspections, gutter cleaning, and making the mailbox kiosk roof a priority.

- A. The board responded to the owner's comments and concerns. The following was reported:
 1. Sewage Lines: Sewage lines in the community are an ongoing issue. However, bids are currently being solicited to jet and camera the main line from 1171 to the main road. There are plans to inspect all the lines in the future, but the timing on that has yet to be discussed by the board. However, the board has discussed flushing all the main lines annually, along with a monthly inspection of the manhole covers.
 2. Perimeter fencing: The board discussed the perimeter fencing and that they will discuss raising that up the priority list. Previous bids landed at around \$9,000



YOSEMITE VILLAGE HOMEOWNERS ASSOCIATION, INC.

- but new bids will be needed. It was also pointed out that the fence will need to be repaired before painted. This project will be discussed in the spring.
3. **Lighting:** The board reported that the lighting subcommittee will provide the board with a report at the December 15th board meeting. The board will take the recommendations under advisement and will announce the findings to the community.
 4. **Garage Roofs:** The board advised that this is already a priority and will be addressed in the Spring.
 5. **Recycling:** The board asked that owners contact management when the bin is missed or if a trashcan has not been emptied. Management will contact the vendor to have it taken care of.
 6. **Voles:** It was reported that Yakov, the community's handyman, would be around to help with the removal of the voles along the perimeter fence.
 7. **Outgoing Landscaper:** The board reported that the landscaper was still under contract to remove the leaves and maintain the community until December 31st.
 8. The board reported that IRS is contracted to perform roofing inspections. They are also contracted to perform gutter and downspout cleaning. The board will follow up with IRS on a schedule. When the gutter and downspout cleaning is scheduled, the owners will be contacted.
 9. The board discussed the snow removal in the community. It was reported that the new contract allowed 3" for the walkways and 4" for the roadways. These are the trigger points for the contract. Anything less than that, if owners want their sidewalks shoveled, then they need to handle that themselves. The board will discuss changing the trigger points at a future meeting if necessary.

IX. Adjournment: Hearing no further discussion from the membership, a motion was made and seconded by the membership to adjourn the 2020 Annual Meeting of the Owners. A vote was called, and all voted in favor. The meeting was adjourned at 7:31pm.

Approved by On the Behalf of the Board date 01 / 19 / 21