



YOSEMITE VILLAGE HOMEOWNERS' ASSOCIATION, INC.

Monthly Board Meeting

August 17, 2021

Via ZOOM

Board Members:

<u>Name</u>	<u>Title</u>	<u>Term Ends</u>
Ross Vanvoorhees	President	2021
Vacant	Vice Pres.	2022
George Smyser	Member	2021
Gregg Fanselau	Treasurer	2023
Vacant	Secretary	2023

A. Call to Order:

- a. Establish a quorum: A regularly scheduled monthly Board of Directors Meeting of the Yosemite Village Homeowners Association, Inc. was held August 17, 2021, and called to order at 6:00 pm held via ZOOM. In attendance from the Board was Ross Vanvoorhees, Gregg Fanselau, and George Smyser. Also in attendance was Michael J Workman | CMCA, AMS representing Weststar Management Corp.
- b. Homeowners Present: There were no homeowners present at this meeting.
- c. Opening remarks by the Board President: None

B. Homeowner Forum: - None Present

C. Committee Reports:

- a. Parking – It was reported that on the managers inspection, cars were seen parking behind each other at the same garage. It was stated that cars are not allowed to do that and the owner responsible will receive a notice. It was also reported that a vehicle was broken into inside garage #03.
- b. Landscape Committee – The board discussed the leak in the North Retaining wall by buildings 1151 and 1161. Management reported that the leak has been repaired.
- c. Design Review Committee – None
- d. Other – No other business was reported.

D. Meeting Minutes:

- a. The July Meeting minutes were presented to the board for review and approval. Gregg made a motion to accept the meeting minutes with some corrections. George seconded the motion and all approved.
- b. A note was made that the June Meeting minutes needed to be revised to show that the vacant secretary position expiration date is 2023. The correction will be made by management.

E. Financials:

- a. The July 31, 2021, Financials were presented to the board for review and acceptance. Gregg made a motion to accept the financials, seconded by Ross. All voted in favor.

F. Old Business:

- a. Backflow s at unit 32 and 18 – The board discussed the backflows at units 18 and 32. It was reported that the backflow at unit 32 was on and working, while the backflow at 18 was not. The community's landscaper, CDI,



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recommended moving the backflow at unit 18 away from the building so that the waste valve was more accessible, and the backflow could be turned off from the outside of the building. The board decided to have management and CDI work with the owner at unit 18 to access their basement to locate the valve. The HOA will pay for the drywall and to have an access panel installed.

- b. Electrical Update – The board discussed the post lights around buildings 1121, 1131, and 1141. It was reported that the locates for the public utilities had been completed. Trenching should begin soon, and the lines should be replaced in the next couple of weeks. It was also reported that there were locates done around units 65, 68, and 75. Who called in the locates was undetermined.
- c. North Wall – The board discussed the north wall at buildings 1151 and 1161. Management connected Dane Dasent with SBSA and Dale Draper with CDI together to work out the location of the exploratory hole. Neither a date nor price had been set at the time of the meeting.
- d. Storage Unit – The board discussed the document storage unit for the HOA. It was reported that a larger unit, 5x10, was available at the same location. The cost would be \$135.00 per month, or \$1,620.00 per year. The board agreed to obtain the larger storage unit and to remove the HOA common area light fixtures from George's garage and have them stored there. Management will make the arrangements with the storage company and to have the documents and lights moved.
- e. CDI Bids – The board reviewed bids from CDI for stump removals around the property. After review, it was decided to hold on this project for now. The board discussed the bids for the wall outside building 1191. Management will follow up with CDI on the bid.
- f. Asphalt – The board discussed a presentation and bid from Ground Engineering to review and write a report the parking lots and drive lanes in the community. The board decided to hold on this until they could see bids for the parking lot from contractors to see what their assessment was of the asphalt. The board will obtain additional bids for the same proposal as Ground Engineering.
- g. Other – The board discussed the garage wall at garage #88. The board has approved this wall to be repainted. The board requested that the ground along the south wall of the garage be resodded. Management will contact CDI for a bid.

G. New Business:

- a. Work Order History Report – The report was presented to the board for review.
- b. Other – The board discussed an insurance spread sheet showing the insurance premium and the payments that are made during the year. Management to work with their accounting department to create this report.

H. Correspondence:

- a. Community Calendar – The community calendar was presented in the board packet.
- b. Newsletter: Not discussed.
- c. Other: None

I. Adjournment:

- a. The open session of the board meeting was adjourned at around 6:45pm

J. Executive Session