

MEETING MINUTES  
For  
VOG III Board of Director's Meeting  
And Special Amendment Meeting

Date: March 20, 2024

Time: 4:00 P.M.

Place: VOG Clubhouse, Laurelwood Drive

SPECIAL AMENDMENT MEETING

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The Special Amendment Meeting on March 20, 2024 was called to order at 4:05PM.

Notices of Meeting: Bulletin Boards and VOG website

Attending were Rick Naider, President, Ed Wilday, Vice President, Joy Grubb, Treasurer, Gwen Stuler, Secretary, Chris Carlee, Director and Arnie Holder, VOG III Property Manager with Ameritech.

New Business

Rick Naider explained the rental restrictions and effect for those approving or not approving the amendment. With no questions forthcoming, the vote results were announced.

With 101 votes required (66 2/3 of 151 units), fifty-nine (59) voted Yes and eight (8) voted No.

Forty-two (42) more votes are needed to determine the results; therefore, the question has been postponed for thirty days. The matter will be revisited at the April 24, 2024 meeting.

Adjournment: at 4:25 PM

BOARD OF DIRECTOR'S MEETING

The meeting was called to order at 4:30PM.

A quorum was established. Notices posted on two bulletin boards and VOG website.

Attending: Rick Naider, President, Ed Wilday, Vice President, Joy Grubb, Treasurer, Gwen Stuler, Secretary, Chris Carlee, Director and Arnie Holder, Property Manager at Ameritech.

MANAGER'S REPORT:

- Financials sent out 3/12/2024
- No collections with our attorney and 3 overdue payments are of minimal amounts
- 2519 RPC carport bid in-process; roof bid for 2525 in progress
- Odesti will begin property wide wasp removal

Treasurers's Report: Joy Grubb

As of 2/29/2024 there was \$101,442.32 in the General Operating Account; the total in all Reserve Funds was \$399,951.69

Rick motioned we accept Treasurer's report as read; seconded by Ed Wilday. All approved.

Secretary's Report: a motion was made by Rick Naider to table the reading of the minutes from meeting of Feb. 17, 2024. Motion seconded by Ed Wilday. All approved.

#### OLD BUSINESS:

In response to question raised at last meeting regarding Odesti.

- Odesti scheduled to work up to 35 hours per week, 6am-1pm; with adjustments allowed as necessary.
- Salary overage for Jan. due to three paychecks for the period; this occurs periodically.
- Odesti following work schedule as assigned by previous board with adjustments as required.
- Odesti is payed for hours worked; discretion for weather/family matters is at his discretion.
- Odesti's duties center around safety of residents/maintenance of buildings

#### NEW BUSINESS:

- Insurance coverage has been completed. While \$257,500 had been budgeted last October (based on initial market estimates), our final cost is \$166,000 for 2024-2025, plus finance interest.
- A major landscaping project is being investigated through Millenium and Russell Landscaping. Involves new plants where needed, renovation of both entryways and mulch for all front of buildings.
- New podocarpus plants (12) have been planted around the enclosure on Laurelwood.
- Rec'd bids for new roofs at 2525 RPC and 2545 RPC. Appraising them now.
- In process of trying to get inspections/bids on stair repair.

#### QUESTIONS/ANSWERS

1. Are we keeping the insurance money differential for the future?

YES Allocation to line items to be determined during the year.

2. Why are we repairing roof for 2525 RPC before others?

2525 RPC has already encountered two repairs to the roof. Prudence suggests we begin with 2525. Drone inspection of our roofs for insurance does not suggest any roof is critical at this time.

3. Are new gutters included in roof estimates?

YES. Gutter size is moving from 5" to 6".

4. Is Odesti still on schedule to clean sidewalks and gutters ?

Yes. One gutter and one sidewalk per week with adjustments as required.

5. Will we run out of money for roofs in the few years ahead?

The plan is not be short of money to replace roofs. Expenses to be tracked, adjustments made to roof allotments in the coming budgets.

Adjournment at 5:25PM.

Next meeting is April 17, 2024.

