

## Villas at the Country Club Minutes of Regular Board Meeting

Date: April 6, 2022  
Location: VCC Clubhouse  
Board Attendees: Robert Evans, Dicksey Rhoads, David Senior, David Starling, Ken White  
Rich Wells representing VCC Property Manager  
Resident Attendees: Sharron Barnum, Scott Houston, Bob Rhoads  
Meeting Start: 6:00p

The regular meeting of the VCC HOA Board of Directors was called to order by David Senior with a full quorum of Board members in attendance.

### **Approval, Discussion, and Action Items**

#### I. Approval of Minutes:

1. David Starling motioned for approval of the minutes of the minutes of the Executive Board Meeting dated March 18, 2022. Dicksey Rhoads seconded the motion. A discussion was ensued regarding the assessments and roofing bids (see IV.1 and IV.2 herein). A vote was called and by unanimous vote the referenced minutes were approved.
2. Minutes of the annual meeting held on March 17, 2022, were presented for review. Rich Wells advised that, procedurally, these minutes would be presented for approval at the next annual meeting of VCC.

#### II. Approval of Reinvestment Fee

1. David Starling motioned for approval of an increase in the reinvestment fee up to the legal limit statutorily allowed by the State of Utah and subsequent amendment of the HOA CC&R's to reflect the increased reinvestment fee. The motioned was seconded by Ken White. A discussion was held regarding the need to support the HOA reserve account via the referenced reinvestment fee. Presently, the CC&R's allow for the collection of a reinvestment fee upon sale of a unit in the amount of twice the monthly assessment amount. A vote was called and the motion was unanimously approved by the Board. Rich Wells was tasked to research the State of Utah statutory allowance.

[Note: Since the meeting, David Senior has conferred with the HOA's legal counsel, Scott Elder of Miller Harrison. Scott Elder has informed the Board that the legal reinvestment fee limit is 0.5% of the property sales price. Per the motion herein, David Senior authorized Miller Harrison to amend the CC&R's to reflect the increase in reinvestment fee to 0.5%.]

#### III. Approval of Building Security Changes

1. David Starling motioned that there be a relocation of security checkpoints in the South building garage stairwells to the first-floor garage stairwell entrances. The motion was seconded by Ken White and unanimously approved by the Board.

#### IV. Approval of Owner Expenditures

1. Dicksy Rhoads motioned that resident expenditures on behalf of the community be submitted to the Board for approval in advance of expenditures being made. The motion was seconded by Ken White. A discussion was opened and agreed that certain expenditures that have been incurred by certain residents be reimbursed. A vote was called and the motion was unanimously approved.

#### V. Discussion Items:

1. Monthly and Owner Approved Assessment. The Board discussed the timing of start of increased monthly assessments of \$425 and the Owner approved assessment of \$3,000. In accordance with governing documents, it was determined that the increased assessments would begin May 1, 2022, as previously agreed.
2. South Building Roof Repair. Ken White presented various bids collected from roofing contractors pertaining to roof repair on the South building. It was agreed that the variance in the bids was a result of differing scope assessments. The Board agreed to form a committee to examine the bids. The committee would be comprised of Scott Houston, Sharron Barnum, and Ken White.
3. Building Security. A discussion was held regarding the condition of building security. The security system has failed to perform to expectations and the Board agreed to have Jonathan return to fix outstanding items.
4. Reserve Shortfall. Scott Houston made an inquiry relating to the sufficiency of HOA reserves. It was explained that the approved assessments will cover the costs of roof repair of the South building but would not be sufficient at the present time to cover additional repair and deferred maintenance costs. A question was posed as to why Owners approved an amount that was insufficient to cover necessary costs. The Board answered that it was all that Owners would approve. Scott Houston agreed to discuss HOA reserves with David Senior and derive suitable plans to address the HOA reserve account.

#### VI. Action Items. Assignments were made and accepted as follows:

1. Bob Rhoads will contact the Otis elevator contractor to determine if Google Fiber is compatible with the emergency contact technology of the elevators.
2. Rich Wells will work with Sharron Barnum for the repair of the balcony in the unit.
3. Dicksy Rhoads will contact ACER regarding the renewal of the landscaping contract.
4. Next regular meeting of the Board to occur May 5, 2022 at 6:30p.

The meeting adjourned at 8:01p.