

Association Board Meeting Minutes From 7/16/2026

I. The meeting began at 4:02 p.m. Participants included Board President Dick Pickhartz, Vice President Rick Pratt, and board members Patti Bettiga and Jackie Colaizy. Property Manager Dale Maristuen also participated.

II. Rick noted that clarification was needed for a notation in the May 8th, 2026 meeting minutes. The following clarification is made to the **Secretary's Report** "Williston Irrigation will come out in 7-10 days to turn off sprinkler heads between villas on the east side of Empress Ave N, and on the north and south sides of 150th Street N in order to decrease water collecting in those narrow areas." With this clarification, Dick made a motion to **approve the May 8th Secretary's Report**, and Rick seconded it. The motion was unanimously carried.

III. Financial Report:

Dale reviewed the financials for the first six months of the year up to June 30, 2026. He noted that the budget is currently on target. Dale noted that we don't need to have all of the \$31,470.96 in our Huntington Bank checking account and suggested moving a portion of it to an interest-bearing CD. After discussion about upcoming expenses including the repairs for the privacy walls of three twin units in this association, the board agreed to wait to move any money from the checking account. Dick made a motion to **approve the Financial Report**, and Rick seconded the motion. It was unanimously carried.

IV. Managers Report: (NEW BUSINESS)

1. Monthly Dues Status Report: All homeowners are current with monthly dues.

2. Privacy Walls Repair from Ground Heave: Privacy walls at 4308/4312, 4318/4328, and 4403/4405 heaved and pulled away from the unit walls. Three contractors inspected the damage to provide repair proposals. All three expressed concern about the clay soil and certain winter conditions could cause repeated damage. Krech Exteriors provided a complete proposal that addressed repairing all three walls for a total cost of \$6,322.00 not including aluminum wrap on the top. The Buildtec proposal does not appear to be totally complete but one could assume that each wall is the same cost as the one at 4318 has \$1,926.54 for a total of \$8,190.77. JTR Construction has not provided a proposal as of this time. They appeared to think it necessary to stabilize the patio which would involve more cost. Rick suggested a possible solution that would not be impacted by ground movement, and Dale said that he will discuss the idea with Krech Exteriors.

3. Loss Control Inspection and Report: Our Master Homeowners Insurance carrier recently had a representative inspect the Villas of Victor Meadow property to identify any loss control issues. He walked through the property and took pictures and only entered one home. Insurance Warehouse forwarded the issues raised in the Loss Control Inspection Report by RTS. A homeowner's grill was reported as a charcoal grill in the Loss Control Report. Dale reported that he stopped by said residence to look at the grill on their patio and take pictures. He reported that it is not a charcoal grill but a new gas grill. The pictures that Dale took of the gas grill were sent to Insurance Warehouse. Dale drafted a modification of the Rules and Regulations to comply with the requirements of the Loss Control Inspection to advise homeowners of the risk of using a grill and other devices/equipment that can be a risk of fire. Rick also presented a draft of a Modification of Rules and Regulations for Villas of Victor Meadow to be compliant with insurance master policy coverage. The board discussed the details of the drafts and a final report will be signed and forwarded to the insurance carrier. Copies will be provided to homeowners so they can add them to page 6 of their Disclosure Documents.

4. Vacant Board Position: Rick nominated Ron Vilendrer to fill the position vacated by Phil O'Neil until the term of the position expires. Jackie seconded the motion, and it was unanimously carried.

V. Homeowner Input: several homeowners have complained that their landscape edging has come up, and some have reported that the edging has been damaged by mowing/ weed whipping operations. Dale has reported the issues to Joey at Clearscape.

Dick made a motion to **approve the Manager's Report**, and it was seconded by Rick. The motion was unanimously carried.

VI. Committee Reports: the **architectural committee** has applied a sealer to the wooden pergola, the **landscape committee** is monitoring irrigation which is watering lawns every other day for 15-20 minutes during this dry weather, and oversaw completion of shutting off sprinkler valves between villas that were getting too much water.

VII. The date of the **Next Board Meeting** is to be determined.

VIII. Rick made to a **Motion to Adjourn** the meeting, and it was seconded by Dick. The motion was unanimously carried, and the meeting adjourned at 5:25 p.m.

Respectfully submitted by Jackie Colaizy