

1. Call to Order and Welcome

Katie Fogleboch called the meeting to order at 6:48 p.m. via Zoom call and welcomed the co-owners who were present.

2. Introductions

Present Board of Directors: Katie Fogleboch, President, Janette Hyde, Vice President, Lori Rowe, Secretary, Sean Messenger, Treasurer. Dan Herriman and Janet Wolak, represented Herriman & Associates Inc. There were new Co-owners that introduced themselves: Vera Alvarez, Jeannette Matthews, Dolorous Okullo, Daniel Anderson and Matthew Gravel.

3. Determination of Quorum

Dan Herriman announced that there were enough co-owners present or represented by proxy to constitute a quorum.

4. Statement of Notice of Meeting

Dan Herriman verified that notices for said meeting were mailed to all co-owners between February and March timeframe.

5. Approval of Last Annual Meeting Minutes

Katie Fogleboch made a motion to approve the minutes from the last annual meeting. Janette Hyde seconded the motion. The motion was unanimously approved.

6. Reports of Officers

Secretary's Report

- The company Clean and Green had offered a rate of \$50.00 per unit to clean the dryer vents in the Association, provided there were 10 units who signed up for the cleaning. Signup was provided on the myturnberry.com website. Dryer vent cleaning is part of regular co-owner maintenance.

President's Report - Part 1 - Recap

- Tough start to the year for lawncare and other services due to pandemic. Also resulted in the change of designated manager at Herriman.
- 3-year paint cycle began; buildings 1-5 completed; includes replacement of wood as needed; new vendor U&S selected because of price and recommendation
- No roof work needed (completed 2019), under warranty
- No concrete work completed due to pandemic and vendor issues. Quotes have been provided by current vendor (Armstrong) and competitors for 2021 work.
- Roads — repair w/crack fill completed in Fall, including Ailsa Craig service drives
- HOA fee — has been raised \$5/mo. to keep up with costs. Expect this to keep up with inflation year-to-year (2.5% - 3%)
- Gardens — New Owner-Tended Gardens Policy draft proposal was written and distributed for feedback – Explained briefly and seem to get interest from several people to start a planting committee
- Newsletters — distributed Spring, Summer, and Fall. It has received positive reviews

- New Reserve Study — bids reviewed, and vendor has been selected, ETC.
- Tree Report — Expert reviewed property and issued report for maintenance and care (available on myturnberry.com)
- Bylaws — Received quote for rewriting bylaws to bring them current; not budgeted yet. The board was still reviewing the necessity of this doing this.
- Landscaping – has been determined to be the #1 priority according to survey that was done. This was to be a focus over the next year and the board along with help from management is committed to improving this area.
- Snow Removal – there were issues with the amount of salt, lawn damage, and timely service. The board planned to look for a new vendor starting towards the end of summer. Same vendor for lawn and snow intended to create cost savings and accountability but may not be the best option
- Snow removal contract TBD until ~August

Treasurer's Report

- Largest near-term expenses are concrete work
- Prioritizing to avoiding large increases to association fee
- Prioritizing avoiding special dues assessments
- Challenge: lots to do, not enough money
- Switched lawn care provider
- Monthly dues increase to cover inflation (+\$5/mo)
- Long range reserves planning
- Avoid future assessments
- Spending plan based on 2017 reserve study through this year, will be shifting to align with the more current 2021 reserve study and co-owner feedback for now through 2022 and onward
 - o More attention and money on lawn care
 - o More attention and money on maintenance

Manager's Report

- Presented mission statement and list of services.
- Announced new Herriman.net website
- Reminded co-owners to make sure Herriman has your email address on file to receive email notifications and newsletters.

President's Report - Part 2 - Priorities Poll

Katie Fogleboch provided sample feedback and recapped the poll results from the 2021 Priorities Poll:

1. Landscaping (Lawn care, trees, shrubs, etc.)
2. Maintenance (response, quality, or completion)
3. Concrete (sidewalks and driveways)
4. (Tie) Snow Removal / Communications
5. (Tie) Owner-Tended Garden Policy / Outdoor Lighting
6. Masonry

President's Report - Part 3 - Looking Ahead

Katie Fogleboch provided overview of tasks for 2021/2022 including:

- Reserve Study — completion and application to budget
- Painting — Buildings #6-10 in Summer (#11-13 next)
- Concrete — repairs to trip hazards & high priorities
- Masonry — repairs as needed
- Roads — Repairs & maintenance as needed
- Lawncare — New vendor, focus on turf restoration
- Trees — removals, deadwood, treatment, replacements (based on professional report)
- Lights — Select new exterior light options, for vote and replacement in 2022, as budget allows
- FHA re-certification — to be completed
- Policies — Continue to review and update policies; make available online as they are approved
- Events — Always open to volunteers to coordinate community events, e.g. flower bed planting, park cleanup, ice cream social, coffee and donuts or hot dogs and chips, etc.

7. Election

- There were four seats available and three current members up for re-election.
- Board is allowed to appoint a member of the community per Dan Herriman.
- The current board members who were up for re-election, were voted in by acclamation: Katie Fogleboch, Lori Rowe and Sean Messenger.
- Katie Fogleboch motioned first and Chris Adams motioned second.
- Chris Adams volunteered to become a member-at-large to support special projects.

8. Open Discussion

Note: some discussion occurred concurrently in the Zoom chat, summarized here:

- Katie Fogleboch discussed more specific landscaping projects, dead wooding trees, turf restoration, and VC South flower bed update with new timbers and edging.
- Discussed maintenance reporting and involving the community in reporting issues.
- In keeping with the recommendations of the Reserve Study, Masonry work is the next major project for TVC once concrete work is complete.
- Replacing lights and replacing trees were brought up and questioned if that is a good use of funds given that we need to monitor our budget. It was confirmed by Dan Herriman, Janette Hyde, and Sean Messenger that the Reserve Study covered these costs. Also, the board confirmed the amounts in the reserve study for current and future years, are in the budget.
- Three co-owners mentioned sprinklers not working near their unit. Their names were noted to be passed on to the sprinkler service company.
- Sean Messenger mentioned that a new landscape crew recently started called Vitale's.
- A couple co-owners appreciated having the mulch laid down earlier than previous year.

- The board was asked to consider not replacing things like dead trees unless necessary and discussed examples of past expenses that were removed when they did not add to the value of the neighborhood.
- Management confirmed that their new website would not provide the ability to pay HOA fees directly online.
- A co-owner offered to share gardening tools and asked if others would be interested. no reply but offer was noted for future newsletter.
- A co-owner asked for confirmation that all garage doors were expected to be one specific paint color. This was confirmed and co-owners were directed to the myturnberry.com website to get the official colors. Katie Fogleboch also mentioned the possibility of allowing front doors to be painted from a selection of colors in the future and a few co-owners agreed this would be well received.
- A co-owner asked for a map of the neighborhood with building numbers and they were directed to the myturnberry.com website to download a PDF.
- A couple of co-owners expressed interest in participating in a gardening effort for the VC south entrance beds.

9. Adjournment

There being no further business to discuss Katie Fogleboch motioned to adjourn the meeting, Janette Hyde seconded the motion. Meeting adjourned at 7:50 p.m.

Submitted by: Lori Rowe, Secretary

Notes:

The 2021 Annual Meeting was postponed beyond the standard “first Tuesday in March” due to the COVID-19 Pandemic. A new arrangement had to be made to avoid meeting in person. The meeting was held virtually, via Zoom. Zoom chat was available to all participants to contribute to the open discussion or ask questions during the presentation.

The accompanying presentation can be viewed on the TVC website for more details:

<https://myturnberry.com/2021/07/20/tvc-news-summer-2021/on-the-myturnberry.com>