

**SPECIAL OPEN MEETING  
VLPOA BOARD OF DIRECTORS  
FRIDAY, FEBRUARY 15, 2008, 6:30 p.m.  
YACHT CLUB  
MINUTES**

President Alandar called the meeting to order at 6:40 p.m. Board members in attendance were Vice President Darrell Smith and Treasurer Moe Frenette. Lori Norris was not present.

Agenda items under discussion were the repair and painting of the fences on Lake 2. A draft Request for Proposal has been prepared but community input is being sought before it is finalized for distribution to contractors for bidding.

Shirley Millsap pointed out that she and her husband had painted their own fence and that it was in good condition after some time. She stated it is wasting money if you do not use good paint and if you do not prime first. She stated she used Dunn Edwards paint and used a primer in the same color. President Alandar agreed, pointing out that the Architectural Committee required paint was the Dunn Edwards in the color "Enchanting Ivy."

Gary Penney noted that the footing walls also need repair and painting. Community Manager Jack Donovan stated that was included in the Request for Proposal.

Don Lorentzen wanted to know who is paying for what? There was discussion regarding painting of interior fences that are not on common areas. President Alandar stated that the RFQ would include direction that the vendor should contract with individual homeowners for painting of any fences not adjoining common area, at the same base price given to the Association. Don Lorentzen noted that the Architectural Guidelines stated that the Association would not reimburse a homeowner for painting their own fence, and did not understand why a homeowner had to pay for painting half of their fence when the Association initiated the painting.

Vice President Darrell Smith noted that some panels with a lot of rust damage might need to be replaced instead of simply being welded. Dave Bracken agreed, stating that continual welding could leave pickets as thin as a hair. There was some discussion on whether the 20-year old iron fencing should be replaced completely. Carol Griffin stated she thought it was too expensive with all the other things that had to be paid for at this time. Treasurer Moe Frenette pointed out that this cost would have to be borne 50:50. Mel Millsap stated that some of the fences are not damaged as badly and may not need repair. It was agreed by consensus that the RFQ would be written to require that panels be replaced when damage makes it sensible and cost effective to do so.

General discussions included:

- The need for a regular schedule for maintenance of common area fences throughout the community.
- A clearly written Association rule (based on precedent) that the Association and the homeowner will share costs for maintenance of these shared fences.

The following decisions were made by consensus with the homeowners present at the meeting.

**COSTS. Costs will be split as follows:**

- Association will share half of all costs for repairs and painting of fences adjoining common areas.
- Homeowners will pay half of the cost of repair for the repair of the fence **on their lot**.
- Homeowners will pay half of the cost for painting of the common area fence on their lot, per linear foot.

**REPAIR.**

Following will be added to the RFQ for repair:

- Fence panels will be replaced when damage makes it sensible and cost effective to do so.
- Vendor should contract with individual homeowners for painting of any fences not adjoining common area, at the same base price given to the Association.
- If it is necessary to go through a homeowners' yard to obtain access to common area to work, written permission must be obtained from the homeowner in advance.

**PAINTING.**

The RFQ for painting will require priming before painting, with a high-quality primer made to prevent rust and corrosion and with Dunn Edwards paint in Enchanting Ivy.

The target is to have the painting done immediately after the repair work.

Jack Donovan stated he will send a letter to all 88 residents advising of what is going to be done, and what they will need to do to prepare for the work (remove chicken wire, vegetation, etc.) Also, he pointed out that the contractor may have to come through some yards to do some work. Don Lorentzen asked if that was a liability issue and it was pointed out that the RFQ language addressed that.

The meeting was adjourned at 7:30 p.m.

Submitted by Sue Alandar, President