Villas @ Pine Grove Condominium
HOA Board Meeting May 20, 2026

The meeting opened at 6:30pm in person in the lobby.

Board Members present: Kathy Lilli, President
Pat Schroeder, Vice President
Twila Martin, Treasurer/Secretary
Sandy Green, At Large

1. **Financial Update**

Twila Martin provided an update on our financial position as of May 20,2026:

1. Bank account
    a. Balances as of April 30, 2026
    1) IC HOA Trust – 3259 ---------- $1,000
    2) Villas at Pine Grove MM - Hills 5748 $39,001
    3) Villas at Pine Grove Checking - Hills 8320 $20,368
    4) Total BANK ACCOUNTS ---------- $60,369
    b. NOTES:
    1) In March 2026, $17,000 was transferred from Hills checking to Hills MMA to meet the minimum balance of $25,000 to qualify for an interest rate of 2.29% annually.
    2) Our earned interest income will be approximately $80/month.

2. Monthly expense trending is in line with historic data. Over 4 months, 22% of CY26 budget has been spent.

3. Fire Safety
    a. Still need to finish 3/5-year tests, and emergency/exit light test, and emergency phone test.
    b. Have quotes from Summit and Pye Barker. Awaiting quotes from A Tech and Vrban.

4. Elevator Certification
    a. Outstanding fee of $175 has been paid.
    b. Awaiting state inspection and new certificate.

5. A/C and Furnace Service
    a. Owners strongly encouraged to use J&S for A/C and furnace services.
    b. NOTE: An individual condo unit malfunction can affect the entire geothermal system. Expenses to fix a systemwide issue related to an individual condo is the responsibility of that condo owner.
    c. J&S recommends a spring service and a fall service.

d. Charges for scheduled service are $120/hour with a 10% discount for VPG owners. If the service only takes 1/2 hour, there is no discount.
e. There is no travel charge.
f. All charges are each owner's responsibility.
g. Awaiting a response from J&S to see if a deeper discount is available if we coordinate multiple units serviced on same day.

Post Board Meeting Discussion with HOA

Discussion on the State of Fences Along Scott Blvd

a. Topics included fence/non-fence options, factors to consider, action points, and possible products to use if fence is to be replaced.

b. Further discussion will be scheduled as replacement becomes imminent and/or funds become available.

For clarification purposes only, need to verify ownership of fences on south side and northeast sides of property.

1. Updates on Projects

- Lights in hallways and stairwells all working
- Wasps/bugs sprayed for. No complaints at this time about wasps. There are two wasp nests above pillars on each side of the main door. Jay will remove.

- Recycle
- Dehumidifier
- Garage Door

2. Pending Priorities

- Projects fund