

Minutes: VILLAS HOA BOARD MEETING
December 13, 2018
188 NE VILLAS COURT

1. **Meeting called to order and quorum established at 5:35 p.m.**
Board members present: SE - Judy Arnette, Suzanne Harrell; NE - Ann Douglas. Elaine Connell (NE) has resigned due to health issues.
Residents present: NE - Nancy Titcher, Kristina Holmen-Mohr, Isabel and Jack Rush, Holly Hinson, Patricia and Stephen Dudas.
SE - Helen Gressel, Glen and Consuelo Rushing, Mary McCormick, Cynthia Paulson.
2. **Status of September, October and November minutes:** When approved, the September and October minutes will be posted to the website. Suzanne will deliver a hard copy of the November and December minutes to the Board. When those are approved, they will be posted to the website. *[NOTE: I have not had reliable access to the internet for several weeks. I apologize for the delays.]*
3. Ann Douglas gave the Treasurer's report for November. Thanks to Kayla for the good work she does working with Ann! Suzanne moved to accept the Treasurer's report. Judy seconded.
4. **Manager's Report:** *will be attached when I have a copy.*
6. **Interim Report:** Most items on the November interim report are still to be completed. Ann reported on Calvert's work on wood rot in the NE. This work needs to be done before painting can begin.
7. Judy Arnette reported that we found wood rot at SE 180A, B and C units. The Board approved Calvert to do the SE work for \$4500.00.
8. Additional work is needed at SE 197C - possible chimney leak; SE 165B - dead bush* in front of the unit and wood rot at the back the unit.
*Marcus Sadler said he will cut it back and see if it will grow back.
9. Judy will give nominations for members of the Board at the January meeting.
10. **Old Business**
 - a). Kristina reported on work she and the committee had done in checking references for the painters the Paint Committee is considering for the NE painting project. The committee has made one presentation to the NE homeowners. Following that meeting, the NE homeowners will have a follow-up meeting to address issues raised at the
 - b). When the Board is ready, we will call for another meeting of the NE

homeowners. The meeting will be noticed two weeks in advance. We had a discussion regarding the process needed (per state statutes) for this meeting (votes via email; required use of proxy votes; face to face meeting).

c). The Board has to give the NE homeowners the price that will be set for the painting work for each home. Additional factors besides the cost, will be the timeframe for completing payments.

The next HOA monthly meeting will be January 17, 2019 at SE 164-C.

8. NEW BUSINESS

9. Meeting Adjourned at xxxxxxxx.

10. Following the Board meeting, we enjoyed a well-attended social at Nancy's home. Thank you, Nancy! And thanks to everyone who brought food or drinks to share.

NORTHEAST HOMEOWNERS – PLEASE NOTE: THERE WILL BE AN UPCOMING SPECIAL PAINTING ASSESSMENT FOR NORTHEAST HOMEOWNERS