

Minutes  
August 15, 2019  
164C NE Villas Court

1. Meeting called to order at 5:33 pm. Board members present: Judy Arnette, Pat Lee, Nancy Titcher and Isabel Rush; quorum established. Residents in attendance: Jack Rush, Kristina Holmen-Mohr, Glen Rushing, and Holly Hinson and Kayla McKee, HOA Manager
2. Minutes from July, 2019 were presented and accepted.
3. Financials: Pat Lee presented financials for July, 2019 which were accepted. She also read the treasurer's report.
4. Manager's Report: Kayla read the manager's report for the month of July, 2019.
5. Committee Reports:
6. Landscaping: No committee report. See landscape issues under Interim Report.
7. Pool: Safety rope connection is holding up.
8. Social/Welcome: No plans due to heat.
9. Interim Report
10. a) Calvert Construction has finished work on railings at steps between NE and SE and the ramp to pool. COMPLETED
11. b) Calvert built shelving and cleaned up the pool storage room. COMPLETED
12. c) Wood rot at 197C SE repaired. COMPLETE
13. d) Wood rot at 165B SE repaired. COMPLETE
14. e) Arnold's Roofing replaced boots on roofs of 179 and 181 NE due to leaks in the vent area. COMPLETED
15. f) Omni Services checked the water leakage at 179 NE and reported back to management the same day. COMPLETED
16. g) Sadler cleaned out the ditch behind 179 NE, making it deeper and trenching around the tree roots in the SE corner to divert water toward the rain garden. COMPLETED
17. h) Owner of 181 NE contacted by management, board president and Sadlers in order get their fenced area cleaned up. Sadler cut high growth. COMPLETED

18. i) President contacted owner of 185 NE to get in touch with Sadlers regarding cleanup of his fenced area. COMPLETED
19. j) Owner of 149c SE contacted President regarding a leak at the cutoff valve at 149b SE. Manager called White's Plumbing who came and said the leak was within the homeowner's area.
20. k) On 149B SE, the HOA manager contacted the owner and the management company concerning the leak. The management company sent their plumber to the unit and the problem was fixed inside the unit. COMPLETED
21. l) President and pool chairperson spoke with three older teens who were using our pool and made it clear they were trespassing. The teens had the code which had to be given to them by a person living in the Villas NE or SE. COMPLETED (Hopefully)

#### 7. Old Business

8. a) Mayday Company came out to look over water problem at 180a SE and reported to Manager. Board voted to have Sadlers dig a ditch at bottom of slope or do other preventive measures to prevent seepage, along with moving the downspouts of three other units pointing toward the back of unit 180a and have RotoRoter come out and see if they can clear the present drains and to drill openings in the bottom of brick at the b units so water can flow down hill as well at the patio brick on the street side of 180a. ONGOING
9. b) Miller's bid on Magnolia tree at 148a SE. COMPLETED
10. c) Regarding 179 NE water issues, the board voted to have Sadlers work on the ditch, look into trenching water from 183 NE to the road, getting yard at 181 NE cleaned up and encouraging 179 NE to have water pipes checked for breakage or the foundation between 179 NE and 181 NE checked for problems.
11. d) Wood rot on the SE is continuing to be repaired by Calvert and 116a should be the next unit.

#### 12. New Business

13. a) The 2020 Budget Committee for the NE will consist of Nancy, Kristine and Holly. SE is also appointing a committee.
14. b) Holly suggested that the Rules and Regulations of the Homeowners Association be updated and put on the website.

15. c) The Manager has been asked to send out a letter to homeowners and tenants stating that no vehicles other than cars can be parked on the street according to HOA By-laws. Also vehicles should not be parked on opposite sides of the street as garbage trucks, ambulances, other official vehicles, and residents have difficulty getting down the street when vehicles are lined up on both sides of the street. The street is mainly for visitor parking. Each unit on the SE has two designated parking spots and each unit on the NE has a garage and a driveway. There should not be a need for owners to need to park on the street.
16. Next meeting September 19, 2019 at 188 NE.
17. Meeting adjourned at 6:25 pm.