

Minutes
January 16, 2020
164C SE Villas Court

1. Meeting called to order at 5:30 pm. All Board members present: Judy Arnette, Pat Lee, Suzanne Harrell, Nancy Titcher, and Isabel Rush. Residents in attendance: Kathy Shoultz, Kristina Holmen-Mohr, Jack Rush, Betsy Stancliffe and Jack Gaskin .
2. Minutes from December, 2019 were presented and accepted.
3. Financials: The Treasurer presented financials for December, 2019 which were accepted.
4. Manager's Report: The President read the manager's report for the month of December, 2019.
5. Committee Reports:
 - Landscaping: Debris has been cleared from 165A SE but may have further problems with leaks.
 - Pool: Cleaning has been reduced to once a week, otherwise nothing to report.
 - Social/Welcome: Nothing planned at this time.
6. Interim Report
 - a) Arnold's replaced boot vents at 116C SE where there was leaking at a bathroom vent. ONGOING.
 - b) Gutterhawk cleaned roofs and gutters on the SE. COMPLETED
 - c) Sadler's cleaned roofs on NE 1/16/20. COMPLETED
 - d) Letters concerning parking of vehicles were sent to 193 NE

and 196A and B, and 149A SE. There was a question whether the HOA has a right to restrict parking for large vehicles. The President said a plat showed the HOA may do so up to the road's edge. An HO said that all owners and residents should receive copies of such a letter and the Board agreed that one will be sent. ONGOING

e) Letter was sent to owner of 181A concerning the garbage dumpster in the front of unit along with request for contact information. Pod removed. COMPLETED

7. Old Business

a) Finances Discussion: The President stated her concern about the reserves being so low. The Treasurer mentioned that some homeowners will soon pay their dues for the year and others six months in advance and that should help the reserves. Suzanne suggested that we hold off on any expensive outlay until after February.

b) Wood rot in the SE has been an ongoing issue and only gets worse the longer it is put off. It was suggested that the President ask Calvert Construction for a quote on repairs to the deck at 116B and Buildings 181, 196 and 132.

8. New Business

a) Nominations for HOA Officers in expiring positions for the coming year: Judy and Isabel agreed to run again for President and Secretary, and Kathy Shoultz agreed to run since Suzanne will be retiring. Vice President and Treasurer continue in their second year of office. It was suggested that either a letter could be sent or a presentation made at the annual meeting in March to homeowners explaining what

happens to an HOA that cannot field a quorum of officers.

b) The Annual Meeting will be held March 14, 2020 at St. Stephen's Church Hall.

9. Next meeting February 20, 2020 at 164C SE.

10. Meeting adjourned at 6:34pm.