

## Minutes

May 16, 2019

164C SE Villas Court

1. Meeting called to order at 5:30 pm. All board members were present; quorum established. One resident in attendance was Jack Rush. HOA Manager, Kayla McKee, was present for first half of meeting.
2. Minutes from April, 2019 were presented and accepted.
3. Financials: Pat Lee presented financials for April, 2019 which were accepted.
4. Manager's Report: Kayla McKee read the manager's report for the month of April, 2019. See attached.
5. Committee Reports:
6. Landscaping: Nothing in the works this month.
7. Pool: Keys to storage room given to Pat Lee, Isabel Rush and Nancy Titcher.
8. Social/Welcome: No plans at this time.
9. Interim Report
10. a) Wood rot at 181, 183 and 188 NE completed.
11. b) Wood rot at building 164 SE completed.
12. c) Wood rot at building 148 SE completed except for unit A due to homeowner needing to contact Rick Calvert regarding corrugated roof. ONGOING
13. d) President in touch with 148A SE 4/25/19 and follow up call 5/13/19. Homeowner said he would be in touch with Rick Calvert and Kayla McKee. ONGOING
14. e) President contacted all homeowners in arrears by phone where possible. ONGOING
15. f) Board unanimously voted to file lien on 115A SE. ONGOING
16. g) Board sought attorney's opinion regarding parking of trailers, boats, etc. on Villas' streets. Plats being sent to attorney to view. Letter will then go out to those in violation. City's Code Enforcement has been contacted. ONGOING
17. h) President gave permission for front door at 100A SE to be painted white or beige or for owner to purchase a new door. Rick Calvert is helping with this issue. ONGOING
18. i) Due to a homeowner turning hose on in pool and leaving it running all night and causing the pool to overflow has resulted in hose being locked in storage room and an additional rule added to the new pool rules. COMPLETED
19. J) New pool rules emailed or mailed to owners/tenants and placed on website. COMPLETED
20. k) Request received from owner at 133A SE for HOA to sod the hill on the street side of unit. President consulted with Sadlers and seeding will be done on 5/16/19 as there will be seed left from other areas. A wait and see is being taken to see if seed takes hold. ONGOING
21. l) Units 186, 187, 188, and 189 have been pressure washed. COMPLETED
22. m) Painting of all units in Group B COMPLETED

23. n) Request for window AC unit from 149A SE (See Rules12 (f) DENIED
24. o) Request from heirs of 132B SE regarding insurance needs was answered by President 5/12/19. COMPLETED
25. p) Pressure washing at pool. COMPLETED
26. Old Business
27. New Business
28. a) Request from 183 NE to put up plexiglass shield over the back doors to prevent water coming in during rains. Manager will send letter specifying terms. APPROVED
- 29.
30. b) Request (after the fact) for permission to have a landscaping company remove invasive plants around 197A SE. No planting done but homeowner needs to be reminded to ask board for permission before doing job in future.
31. c) Owner of 148C SE requested removal of holly tree in front of the house. Board is checking on trimming of roots by moving and cutting under cement block since tree is healthy. ONGOING
32. d) Homeowner request for removal of tree on the side of 148A SE to be checked with city since tree is healthy. ONGOING
33. Next meeting 6/20/2019 at 188 NE.
34. Meeting adjourned at 7:45pm.