

Minutes: Villas Homeowners Association  
Board of Directors' Monthly Meeting  
November 16, 2017  
164C SE Villas Court

Meeting called to order and quorum established: 5:30 p.m.

Board members present: (NE) Ann Douglas; (SE) Judy Arnette, Marie Nordling, Cynthia Paulson

Managers Present: Malloree Boynton, EMS

Residents present: (NE) Kristina Holmen-Mohr, Nancy Titcher (SE) Pat Lee, Glen Rushing

Approval of minutes: Motion to approve October Minutes as written passed.

Treasurer's Report: (attached) Ann D. presented the Treasurer's Report. Motion to approve the Treasurer's Report as presented passed.

Manager's Report: Malloree introduced herself as our new manager taking over for Erin Bennett who has accepted new employment. She has been with EMS for the past four years and looks forward to actively working with the Villas Board for as seamless a transition as possible. Welcome Malloree!

Landscape Report: Judy Arnette presented the Landscape report. 132A SE- downspout extender installed. Building 100 SE - rye grass seeded and watered. \*Judy will notify the building homeowners. 116A SE - rye grass seeding postponed until grading has been completed. (See Old Business D). 115C SE - consider seeding this area as well. 193 NE - dead redbud removed. Sadlers contract will renew in January.

Pool Report: Glen Rushing presented the Pool report. \*Rick Calvert anticipates the new north pool gate should be complete by the end of November. The pool pump is apparently going out. There are two options for replacement - a standard commercial pump with an approximate 3 year life (Pool Tech = \$700), or a variable speed pump which saves energy and lasts an average of 10 years (Pool Tech = \$1900). Pool Tech has quoted a price of \$2000 to drain the pool and treat the algae ring. Our contract with Pool Tech is currently up for renewal. The Board will evaluate bids submitted from Seven Hills, A1 Pool Service (Eco Logic Pools - awaiting bid response). \*Malloree will notify Pool Tech that we will not be renewing their contract. She will also solicit additional quotes from companies under consideration for a) pump motor replacement, and b) treatment of algae ring.

Social Committee: Nancy Titcher will host the December Board meeting and holiday social (Thursday, December 14, 188 NE). Following the brief business meeting which will convene at 5:30 p.m., all Villas residents are invited to the holiday social. Individual notices will be hand delivered to all addresses. Soft drinks, ice and paper goods will be provided. Attendees are encouraged to bring a snack to share and may bring a beverage of choice.

## Old Business

### A. Business Discussed/Approved Via Email:

1. \*Item: Annual NE Terminix inspection is complete. Action: \*Erin (Malloree) will notify each affected HO; results to be compared to the NE wood rot repair schedule. Status: Pending.
2. Item: SE mailbox project. Action: Currently under construction by Omni Service Group. Status: Project completion anticipated November 30.
3. \*Item: 115A SE – Has submitted repair request for extensive list of items. Action: \*Malloree is scheduled to meet with the HO next Tuesday. Status: In progress.
4. \*Item: 183 NE – Has reported a very large dying tree. Action: Malloree has obtained bids from three tree service vendors (price range = \$1,000 to \$1,200). \*She will contact Terry's Tree Service for one additional bid. Status: In progress.

### B. Status of Board's Priorities:

1. Get a list of all the drains and cutoff valves (Judy Arnette) – \*Malloree will contact the City to obtain their listing of NE, SE cut-off valves/drain locations.
2. Attack NE wood rot: prioritize work to be done (Ann Douglas) – In progress. See Old Business C for update.
3. Examine all contracts and possibly re-bid (Malloree Boynton) – In progress. Some contracts are currently up for renewal: Pool Tech (December) and Sadlers (January).
4. Plan NE painting – On hold until wood rot repair complete
5. Mailboxes for SE – (Malloree) – In progress. See Old Business A, Item 2.
6. Create a Social/Welcome Committee (Nancy Titcher, Chair) – Complete
7. In accordance with Restrictive Covenants, each HO will provide copy of their HO insurance, and emergency contact info. (Malloree) – Ongoing

### C. NE wood rot repair update:

178 and 182 are now complete. All scheduled NE work for 2017 is expected to be finished by the end of November.

### D. Status of project behind Building 100/116A SE:

The area directly behind 100 SE has been seeded with rye grass. The area around 116A needs to be graded prior to seeding. \*Terry's Tree Service will complete this minor grading. Sadlers to seed area once grading is complete.

### E. Flooding issues 132A SE:

Alpha Foundations and Ram Jack have inspected the area and both companies do not recommend sealing the foundation as a solution for future flooding. Each company has recommended extension of the gutters with the main downspout to tie into a French drain leading to the City storm drain. \*Malloree will get bids on additional gutters and French drain. HOA will be responsible for installation of the French drain; HO will be responsible for installation of gutters. \*Additionally, Malloree will check on the status of the letter written to the HO which was to be mailed by Erin.

F. 2018 Budget Committee Report:

Pat Lee presented the proposed SE budget. The committee recommends a 10% increase in monthly dues. Anticipated increase in repairs/maintenance due to aging properties, and the need for the Reserves to be strengthened prior to painting and new roofs in the near future was basis for the increase. As the proposed NE budget was presented at the October meeting and there were no further questions, the Board approved both the NE and SE budgets for 2018. \*Malloree will notify Cadence Bank as well as all SE homeowners of the dues increase from \$145 to \$159.50 beginning January 2018. The NE monthly dues will remain at \$220 in 2018. Thanks to both budget committees: SE – Pat Lee, Sharon Elsasser, Judy Arnette, and NE – Holly Hinson, Nancy Titcher, Ann Douglas.

G. 2018 Nominating Committee Report:

There will be three Board vacancies to fill at the annual meeting in March. Elaine Connell has agreed to serve a 2-year term (NE). Pat Lee (SE) will serve a 2-year term; Suzanne Harrell will serve a 1-year term (SE). Ann Douglas (NE) and Judy Arnette (SE) will remain on the Board serving out a 2-year term.

H. City required replacement tree:

The redbud tree which had been planted (to meet City tree permit criteria) was pronounced dead by the City inspector. After an extensive search, Cynthia was able to locate an American holly at Native Nurseries which meets the height/spread requirements. Board approved expense (\$29 + tax, \$55 per hour, prorated for delivery/installation). Cynthia will notify inspector once the tree has been planted. UPDATE: Tree has been installed and inspected. Requirements met; case closed out per Kenny Williams, Growth Management Department.

New Business

A. Transfer of NE funds:

Since there are currently excess funds in the NE operating account, Ann proposed that \$5,000 be moved to the NE Reserves interest bearing account. Board approved.

B. 176 NE:

There is reported concern about overgrown landscape in the front yard which is HO responsibility for upkeep. \*Malloree will notify the HO by letter giving 30 days to clean up area, after which Sadlers will be hired with the subsequent invoice to be given to HO.

Meeting adjourned at 7:00 p.m.

Respectfully submitted,  
Cynthia D. Paulson, Secretary

Attachments:

Treasurer's Report (Attachment A)

\*\*\*\* DECEMBER MEETING\*\*\*\*

December 14, 2017 – 5:30 p.m.

188 NE Villas Court

Treasurer's Report  
November 2017

In addition to the usual monthly expenses, the following services were purchased in October:

NE

- limbs were removed that were over hanging and brushing the roofs of 171 and 172 for \$100
- wood rot repairs were completed at 178 and 182 for \$7,520
- a major portion of the driveway at 179 that was broken and a tripping hazard due to tree roots was replaced for \$2,100

SE

- no additional repairs or maintenance were purchased in October in the SE

One SE homeowner continues to be delinquent with monthly dues; currently owes \$264.06.

Both Operating accounts are within the budget allotments for this point in the year; however, both Reserve accounts have been used extensively during the year to purchase expensive repairs.

Ann Douglas  
Treasurer