

Minutes
October 17, 2019
184 NE Villas Court

1. Meeting called to order at 5:31 pm. Board members present: Judy Arnette, Suzanne Harrell, Nancy Titcher and Isabel Rush. Residents in attendance: Holly Hinson, Jack Rush, Kristina Holmen-Mohr, Jim Banks, Cathy Shoultz and Manager Kayla McKee.
2. Minutes from September, 2019 were presented and accepted.
3. Financials: Judy presented financials for September, 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 September, 2019.
5. Committee Reports:
6. Landscaping: Judy reported that there may be a cut back on mowing due to the cooler weather. Marcus Sadler called her to say he has been ill and hasn't yet replaced landscape timbers and seeding will be started soon. Judy also mentioned more dove week spraying would be needed soon depending on the weather.
7. Pool: Cathy mentioned that one of the inside lights cannot be turned off. Nancy said she was told that new fans and timer would be needed next season.
8. Social/Welcome: Nancy would like to plan a get-together for early November or December.
9. Budget Committees: Due to not getting notifications out to member two weeks in advance of the meeting, the budget committees will present their budgets in November
10. Interim Report
11. a) Calvert Construction has finished wood rot work on building 149 SE.
COMPLETED
12. b) Currently wood rot work on building 165C SE should be completed at the end of this week. ONGOING
13. c) Roofing boots at 187 NE have been replaced by Arnold's Roofing.
COMPLETED
14. d) Drains have been cleared by Rotorooter at 164B and 180A SE.
COMPLETE

15. e) Contract negotiations with Bobo's Cleaning and Pool Tech resulted in a #25 increase for 2020. COMPLETED
16. f) Car with no tag parked on SE street removed by owner. COMPLETED
17. g) Bids are pending from AAA and Arbortore to remove tree from behind 179 NE and branches at 116A.
18. h) Nature's Finest rayed for insects in grassy areas. COMPLETED
19. i) Dog walk area request from 115C SE was denied by the board. COMPLETED
20. j) Request from owner at 115C SE to enclose patio with brick walls was approved provided the wall matches other brick structures in the area. COMPLETED

7. Old Business

- a) Review of report from MayDay regarding water problem at 180A SE. Board agreed that a diverter in front on driveway would be built for \$250.
- b) Budget committee reports postponed to November.

8. New Business

- a) Wood rot repair will be on hold in SE until after the first of the year due to finances.
- b) Homeowner at 182 NE requested soffit vents. Judy will have Calvert Construction check it out.
- c) A committee for painting in the SE is needed by January 2020 along with notice to homeowners to begin preparing for painting assessment.
- d) Discussion was held regarding the NE water bill for \$3,000 which is more than twice the usual amount. It was decided that water use would be closely monitored and the manager would check with the city about any error.

9. Next meeting October 21, 2019 at 164C SE.

10. Meeting adjourned at 6:40 pm.