

Minutes
July 18, 2019
164C NE Villas Court

1. Meeting called to order at 5:33 pm. All board members were present; quorum established. Residents in attendance are: Jack Rush, Ann Atkinson, Kristina Holmen-Mohr and Kathy Shoultz.
2. Minutes from June, 2019 were presented and accepted.
3. Financials: Pat Lee presented financials for June, 2019 which were accepted. She also read the Treasurer's report.
4. Manager's Report: Judy Arnette read the manager's report for the month of June, 2019.
5. Committee Reports:
6. Landscaping: No committee report. See landscape issues under Interim Report.
7. Pool: Breakage of the pool rope has been an issue that hopefully a sign put up asking parents to monitor their children around it and stating that the rope is a safety requirement of the City will control it.
8. Social/Welcome: No plans at this time.
9. Interim Report
10. a) Painting in the NE has been satisfactorily completed and all parties paid. The painting contractor will receive a good review for future enquiries. COMPLETED
11. b) "No Alcoholic Beverages" signs were ordered but not yet posted in the pool area. ONGOING
12. c) Branches overhanging 180B SE have been removed. COMPLETED
13. d) Miller's bid for trimming the magnolia tree at 148A SE was accepted. ONGOING
14. e) Rick Calvert will look at concrete issues at both 148C SE and 187 NE. ONGOING
15. f) Bobo's Cleaning will continue to work on the pool area. COMPLETED
16. g) Rick Calvert has completed work on the new railings at the steps and back railings near the pool. COMPLETED
17. h) Wood rot work at 148A SE is finished. COMPLETED
18. i) Roof boots at 179 NE were repaired. COMPLETED
19. Old Business
20. a). The water issue at 180A SE is being addressed by OMNI for solutions and the problem will be monitored. ONGOING
21. b) Regarding the non-payment of dues at 115A SE, the HOA attorney feels filing a lien would not be productive. Kristin suggested the HOA send a letter to the mortgage bank putting them on notice that a lien would be filed. ONGOING
22. New Business
23. a) The new owner of 165A SE was named and Judy requested future notifications be sent to her.

24. b) Pat Lee mentioned that Massey Pest Control is not showing up when called.
Nancy Titcher volunteered to accompany them when they do inspections.
25. Next meeting 8/58/2019 at 164C SE.
26. Meeting adjourned at 7:20 pm.