

Minutes: VILLAS HOA BOARD MEETING
October 18, 2018
Villas Pool

Following the social, the HOA Board Meeting was called to order and quorum established at 5:30 pm.

NOTE: All regular reports have been suspended due to Hurricane Michael. We hope to have reports posted on the website by October 22, 2018.

Board members present: SE - Judy Arnette, Suzanne Harrell, Pat Lee; NE - Ann Douglas

Residents present: NE - Nancy Titcher, Isabel Rush, Jack Rush, Joel Yohalem
SE - Deanne Webb, Cathy Shoultz

President's Report

- There is no Interim Report as we are still working on **ongoing** items from September, 2018.
- Millers' Tree Service has been granted the bid on trimming trees on both NE and SE. The scheduled appointment is for October 18, 2018.
- Millers' is scheduled to take down a tree behind SE 100C. A huge limb is hanging by a thread and poses a real danger to the SE 100 units. They will also take down the limb hanging down behind the pool deck.
- Arnold's Roofing has been asked to check our roofs for any damage caused by the storm.

Old Business

- Isabel Rush provided a brief update from the NE paint committee. They expect to be finished by the end of October. The Committee is planning to make a presentation to the board after that. They are planning on getting at least three bids for the project.

New Business

- Ann Douglas gave a detailed report on the status of the NE 2019 proposed budget and expenditures. They are not planning on increasing dues this year. Postage allotment is somewhat higher than usual because of projected mailings to homeowners. The NE and SE agreed to give Sadlers' a 3% increase. They are working at anticipating new costs. With the painting expenses, the reserve will be drawn down quite a bit.
- Ann brought up the point that most painters will fix minor wood rot.
- Sadlers agreed to use one Thursday a month for landscaping work – but not mowing on that day.

- Pat Lee made a motion to accept the NE Financial Report as presented. Suzanne seconded. Motion passed.
- Pat Lee reported on the status of the SE 2019 proposed budget. Dues will increase by 6%. Increase will account for increases in normal expenses and a major increase on costs for woodrot treatment; as well as normal expenses. Ann Douglas moved that the SE budget be accepted as presented. Suzanne Harrell seconded the motion. The budget passed.

Both budgets have passed.

The next meeting will be on November 15, 2018 at SE 164-C.