

Minutes  
June 20, 2019  
188 NE Villas Court

1. Meeting called to order at 5:30 pm. All board members were present; quorum established. Three residents were in attendance: Jack Rush, Max Dietz and Holly Hinson.
2. Minutes from May, 2019 were presented and accepted.
3. Financials: Pat Lee presented financials for May, 2019 which were accepted. Due to a high operating account balance in the Northeast account, the treasurer suggested transferring \$3,000.00 into the reserve account. Passed.
4. Manager's Report: Judy Arnette read the manager's report for the month of May, 2019. See attached.
5. Committee Reports:
6. Landscaping: a) Bare areas at 132C SE to be seeded after dove weed removal.
7. b) An issue at 165A SE was shelved due to change of ownership, to close in July.
8. Pool: a) Judy is going to ask that the HOA Manager email pool use rules to all homeowners and tenants.
9. b) A search is on for a new cleaning service for the pool due to nothing being done there.
10. Social/Welcome: No plans at this time.
11. Interim Report
12. a) The few issues with the painting in the NE have been addressed and the job should be completed by 6/21/2019. ONGOING
13. b) Calvert Construction has completed repair of wood rot in the NE. COMPLETED
14. c) It was agreed that large signs will be posted at the pool saying "No Alcoholic Beverages" due to some users abusing the rules. ONGOING
15. d) Request from new owner of 180B SE concerning branches from a tree in 164B SE patio whose owner will be notified of the problem. ONGOING

16. e) Bid from Miller's Tree Service to trim magnolia hanging over 148A SE, accepted, while the holly tree at 148C SE will need the concrete lifted and the roots cut back. ONGOING
17. f) It was noted that the City will only trim back trees hanging over city roads and power lines. COMPLETED
18. g) HOA Manager looking for replacement for Bobo's Cleaning Service for pool area. ONGOING
19. h) Calvert Construction will add shelves and hose clips to the pool storage area and improve railings on the nearby stairs. ONGOING
20. Old Business
21. Awaiting attorney update on parking of trucks, trailers or equipment in driveways by homeowners. ONGOING
22. New Business
23. a) Request from HO at 186 NE to stain his deck on the side of his house and paint his chimney. APPROVED
24. Next meeting 7/18/2019 at 164C SE.
25. Meeting adjourned at 6:20 pm.