

**Minutes: VILLAS HOA BOARD MEETING**  
**September 20, 2018**  
**172 NE VILLAS COURT**

**Meeting called to order and quorum established** at 5:45 pm.

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

**Residents present:** Nancy Titcher, Kristina Holmen-Mohr, Carolyn Wilson, Glen Rushing, Isabel Rush, Jack Rush

**Acceptance of August minutes:** Motion to accept the August minutes, with an amendment regarding a tree at NE 189 passed.

**Acceptance of the August Financials:** Motion to accept the August financials passed. August financials and Treasurer's report attached.

**Manager's Report:** Following discussion regarding concerns about termite treatment in the NE, Kayla said she had contacted three other companies regarding termite inspection & treatment (included in her report). Motion to accept the September report passed.

**Committee Reports**

**Landscape Report (attached):** Suzanne Harrell provided the landscape report. Of note, Miller's cut down the large pine tree leaning toward NE 188 (plus two other trees that were also problematic). Sadlers did some trimming of the American Holly at NE xxx. I will get a cost estimate from Sadlers as an option to remove the tree. The new owner of SE 100C has been notified regarding trimming back the trees at her unit.

**Pool Report:** Elaine Connell was unavailable to give the pool report. Judy will give Glen the keys needed to adjust the timers. The rough areas in the pool cannot be resurfaced without draining the pool.

**Social/Welcome Committee:** The Board agreed to have the October board meeting at the pool (weather permitting). We'll have a social after the meeting.

**Interim Report:**

- a). Pressure washing of buildings 100 and 116 SE **COMPLETED**
- b). Tree behind 188 NE removed by Miller's Tree service. **COMPLETED**
- c). Color Consultant contract signed by both consultant and HOA president. **COMPLETED**
- d). Massey inspection of SE. **COMPLETED**
- e). Terminix inspection of NE. **COMPLETED**

f). HOA Ramp now in storage room at pool and board members have keys to door.

**COMPLETED**

g). Calvert Construction working on wood rot at 100C SE and will be completed by 9/21/18 weather permitting. **COMPLETED**

h). Wood rot issues at 115C. **ONGOING**

i). Concrete work at driveway 133 SE. **ONGOING**

j). All other wood rot issues on SE (those we know of). **ONGOING**

k). Miller's Tree Service met with Suzanne on tree limbing in SE and at 172 NE.

**COMPLETED**

l). Arnold's Roofing contacted to replace boots at 186, 188 and 193 NE. **COMPLETED**

m) The portable ramp for the pool has been received and will be kept in the storage closet in the covered area of the pool. Board members have a key to the storage unit.

**COMPLETED**

o) SE 115A will be put on the market soon. Long term resident, board member, committee member Betty Sessions, has passed. Kayla will send out a notice to all home owners about her passing. **ONGOING**

### **Old Business:**

a) NE Paint Committee: Kristina Holmen-Mohr reported on the committee's work. The committee asked that the minutes included a notice regarding the special assessment for painting. This will be included in the minutes each month until no longer needed.

b) We anticipate costs for NE homes to be \$4000 to \$4500 per home. The Board will set up a separate account for painting costs with guidelines for payment schedules.

c) Consultant took pictures of all the homes. When we receive the consultants report, we can decide on color options for homes. For example: all units under one roof have the same colors with varying trim. Or homes under one roof could have varying basic colors. Sherwin-Williams has a program to allow residents to look at color options for their homes.

d) Once estimates are ready, the Board will call a meeting with all NE homeowners to explain the process and owner requirements; costs; options; etc.

e) Ann Douglas will reserve the meeting room at St. Stephens on TBD.

### **New Business:**

a) We need to establish a budget committee to complete the budget by October. Judy will ask Ann Douglas to form a committee for the NE. Pat Lee will form a committee for the SE.

b) Ann Douglas reported on her research for making amendments to the covenants governing the Villas. Requirements to change the covenants are high. Our goal is to lower the required 80% majority to a 65% majority for making amendments.

c) The Board decided to have Sadlers clear both SE roofs and NE roofs (front and back) on a regular basis every three month (with the exception of the extremely steep roofs in the NE). (Suzanne will contact Sadlers regarding this request to begin ).

**The next meeting and social will be on October 18, 2018 at the pool.**

The meeting was adjourned at 6:30 pm.

**NORTHEAST HOMEOWNERS --  
PLEASE NOTE: THERE WILL BE AN UPCOMING SPECIAL PAINTING  
ASSESSMENT FOR NORTHEAST HOMEOWNERS.**

## Treasurer's Report September 2018

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

NE

- Terminix was paid \$1,075.25 for the NE annual bond and termite inspection
- Arnold's Roofing was paid \$775 for roof repair at 172 NE and replacement of 4 plumbing boots at 184 NE

SE

- Arnold's Roofing was paid \$675 for roof repair at 196-A

SHARED EXPENSES - all split 60% SE and 40% NE

- Anderson & Givins law firm was paid \$1,012.50 for consultation and providing drafts of amendments to the Association's Declaration of Restrictive Covenants
- Executive Management Services was reimbursed \$89.99 for the purchase of a portable wheelchair ramp for the pool area
- The NE reimbursed the SE \$272 for the erosion control work completed by Sadler's Lawn Care in May behind building 115 SE. The total for shaping the drainage area plus grass seed, hay, hoses and timer totaled \$680, which was initially paid 100% by the SE.

A homeowner who moved in to the NE in June is now three months in arrears on her dues. The August financial report indicates missed payments in July and August; however, as of 9/20/18, the September payment has not been forthcoming. The Manager has been in contact with the homeowner on several occasions and will continue to notify her of the Dues Payment Policy and the accruing late fees and interest.

The Association is 66% of the way into 2018. The NE is within its Operating budget but well over spent in its Reserve budget due to wood rot repair. The SE is close to 10% over its Operating budget but has expended very little of its Reserve budget. Now that all back payments have been made to the city for water/sewer services, the SE budget should begin to see improved figures in its Operating budget over the next few months.

Ann Douglas  
Treasurer