

Minutes
November 21, 2019
164C SE Villas Court

Meeting called to order at 5:35 pm. All Board members present: Judy Arnette, Suzanne Harrell, Nancy Titcher, Pat Lee and Isabel Rush. Residents in attendance: Holly Hinson, Kristina Holmen-Mohr, Betsy Stancliffe, Cynthia Paulson, Joan Kanan, Glen Rushing, Joel Yohelem and Manager Kayla McKee.

Minutes from October, 2019 were presented and accepted.

Financials: Pat presented financials for October, 2019 which were accepted. She also read the treasurer's report, mentioning the very high NE water bill. Lance Maxwell Plumbing found the leak and it will be repaired within the next couple of days.

Manager's Report: Kayla read the manager's report for the month of October, 2019.

Committee Reports:

Landscaping: Judy reported that Sadlers should only be mowing twice a month for the next couple of months depending on colder weather.

Pool: Nothing much happening.

Social/Welcome: Holly has volunteered to host the next board meeting on December 19th and will include a holiday social after a short meeting.

Budget Committees: Proposed budgets to be presented.

Interim Report

a) Calvert Construction has finished wood rot work on building 149 and unit 15C SE. COMPLETED

b) Owner of 115C SE has been given permission to enclose the patio with brick. A letter was sent concerning how it was to be done, etc. for HO to sign and return to manager. COMPLETED

c) New owner of 182 NE requested permission to remove the sago palm and other shrubs outside the terrace and to change her outside light fixtures. Permission was granted by the board and a letter from the manager was sent explaining how she should proceed and to be signed by HO and returned to manager. COMPLETED

d) Massey Services repaired outside damage done by rats to units 180, 182 and 184 NE. Baited trap feeding houses were also set out. COMPLETE

e) Arbor Pros Tree Services was awarded the bid on tree work for the NE and SE Villas. They finished part of the work but not all as of this time. Parked cars in the street where some work was to be done was the problem. ONGOING

f) Owner of 182 NE requested limbs over the back patio be removed. ONGOING

g) Owner of 196C SE requested limbs be trimmed over the driveway area. Request was too late to include it in Arbor's work, but it is on the list. ONGOING

h) The board held an emergency meeting concerning the NE water leak that caused the September bill to be over \$3,052 and the October bill to be \$5,000. The board and the manager agreed to hire Leak Detection for \$2,450 + \$300 per gas bottle used, to find the leak. Kayla, attended our meeting via phone and contacted the city about the \$5,000 water bill and they have agreed to allow us to pay it off over a three month period. November's bill is likely to be high too until the leak is found and repaired. All NE owners were contacted concerning the water being turned off while leak detection is working on Monday, November 18th.

i) MayDay laid an asphalt berm which extended out into the driveway between 180A and 196A SE to divert water from 180A. This will have reflective paint so it can be seen day and night.

j) Boot repair to be done on 182 and 183 NE.

8. Old Business

a) Judy gave a full report on why an emergency meeting was necessary and why it has taken so long to find the water leak and repair with input from Kayla.

9. New Business

a) Proposed budgets for 2020 were presented by Holly for the NE and Pat for the SE. Holly's committee suggested an increase in dues of \$5.00 per month. This was necessary to offset increasing problems with plumbing, weed control and storm water plus to build up reserves. Services for the pool and new fans and timer are needed.

Pat's committee said an increase of 10% was needed for the SE to cover operating expenses, carpentry costs with 11 units still to be completed for wood rot, increased water bill, weed and insect spraying. A SE homeowner expressed concern that a special assessment would be more satisfactory to her as a one time cost, rather than a yearly increase which doesn't go away.

After discussion, both budgets were approved.

b) Since the wood rot in the SE will be fully eliminated this next year, it will be necessary to paint each unit. A paint committee to choose colors will be formed.

10. Next meeting December 19, 2019 at 184 NE. The meeting will brief with a holiday social immediately afterward

11. Meeting adjourned at 6:25 pm.