

**Villas HOA
June 23, 2022, 6:30 P.M.
Community Pool
Minutes**

1. Call to Order

The meeting was called to order at 6:31 p.m., at which time the following Board Members were present: Joan Kanan, Stephanie Morse, Pat Lee.

Owners present: Glen Rushing 132C SE, Holly Hinson 184 NE, Margie McAdoo 170 NE, Nancy Titcher 188 NE, Cynthia Paulson, 149 ASE, Robin Ballard 116 A SE, Neal Gof 181 C SE, Gail Brown 197A

2. Approval of Minutes.

Joan Kanan presented the minutes of the May 2022 meeting, which were approved without amendment.

3. Finance Report

Pat Lee presented the April and May 2022 finance reports, which were approved.

4. Landscape Committee Report

A written committee report was submitted by Judy Arnette.

It has been a busy, long hot month between reports.

There have been several issues in addition to the lawn folks regular duties.

One issue we are currently dealing with and will continue to deal with are the holes that have appeared in some yards on both the NE and the SE. We, meaning the Sadler's, recently purchased some top soil and placed it in as many holes as possible. However, we still have to get more top soil and go back over some of the areas to bring them back up even with the rest of the lawn. The grass has been coming up through the first round nicely.

The crew is trying to work on trimming Palm fronds, cutting back plants and bushes that are either touching the sides of the units and/or the roof lines. This has to be done in preparation for our termite inspection by the Massey Pest Control folks.

Attention was given to the area along the side of unit 165C (and all along the fence line on the Southside) to make it a safer walking area. Some residents along that area want the leaves to be blown into their back areas and we are trying to do that.

On the NE side, between units 180 and 182 in the back between their patios, it was requested that all foliage be removed. The workers weedeated it as low as possible to start and Marcus sprayed to kill off the plants. It takes a few weeks for this to work but Marcus told me it would take them all day to dig up all the plants and small tree(s) in that area. These plants are not original to the property but some were planted by a previous homeowner. If the owners want them dug up, then they will need to settle on a financial arrangement with our lawn care folks or hire someone else. Keep in mind this is summer weather now.

A request was also made to have the back fence line on the North side of the NE Villas, to remove all ferns and clean up the back area. We can do some cleaning up but the owners need to be aware that the original ferns at the back were planted years ago to help with water runoff/or on when the Pinewood Road area used to flood badly. Therefore, I am asking the Board to decide if they are sure they want the ferns completely removed before we start that process.

At the end of May, Millet was spread behind the building 100 area and in a few other areas where the ground was quite bare. Those areas have some good growth now, but everyone needs to be mindful that with these extreme temperatures the grass may die back but usually pops back up as soon as we have some regular rain.

I ask the Board to make another plea to all HO's to put their requests on the maintenance form and have it forwarded to me. IF I don't receive requests prior to Wednesday night, then you cannot expect them to be done the following morning.

I also ask that you have some mercy on our workers. It is extremely hot and we do not want any of them to have heat stroke or other problems due to these awful temperatures. Also, I would remind all of you that all our vendors use the restrooms at the pool and always have done so.

There is one more major issue, but it has a separate spot on the agenda and will be addressed there.

The Landscaping Report was presented by Nancy Titcher and accepted.

5. Pool Report

Joan Kanan gave a brief update on unknown people using the pool. Additional issues regarding the pool are discussed under New Business, Item 6.

6. SE Roofing Committee Report

Joan Kanan, Pat Lee and Cynthia Paulson presented an updated Roofing Committee Report. 29 SE residents voted to pay the assessment of \$7,100.

7. Manager's Report

Kayla McKee gave the Manager's Report.

- a) Contacted TSpark & Omni Service about quotes for wood rot on 197B SE, 180C SE, and 186 NE
- b) Mailed letter to 181 C SE about items around home
- c) Contacted Blackhawk Engineers about site plan for retaining wall plans
- d) Sent retaining walls plans to Collins Land and Roberts Construction
- e) Contacted 186 NE about fence request
- f) Emailed SE owners relative to roofing meeting on 6/2 & 6/21
- g) Contacted Omni Service about possible gutter issue at 149B
- h) Contacted Stubbs relative to gate at 183 NE
- i) Contacted plumber about leak at street on NE
- j) Sent Ballots to SE owners relative to roofing special assessment

- k) Contacted Stubbs Roofing relative to leak at 149B SE
- l) Emailed out all wind mitigations reports for new roofs on NE
- m) Emailed SE owners relative to special assessment for roofs passing
- n) Mailed out invoices for SE special assessment

8. Old Business:

- a) NE Roofing wind mitigation inspections are completed and delivered to all NE home owners.
- b) **116B SE:** The deck repair approved by the previous Board has been scheduled.
- c) **115C SE:** Update on Landscape Committee's plan for using landscaping to prevent persons from climbing through fence behind 115C SE and improving the landscaping in that area. Judy's report was presented. The Board discussed the possibility of installing a premade 6 ft tall wooden fence. A vote was deferred on the proposal until a quote can be presented on the cost to buy and install such a fence. The Committee will report back to the Board.
- d) Waiting on additional quotes for work on Units **197B SE, 180C SE and 186 NE**. The Board took no action pending receipt of the additional quotes.
- e) **181C SE:** Response needed from Homeowner to letter regarding rotten wood and old gas canister. The home owner was present and agreed to take the requested action.
- f) Waiting on quotes along with site plan for the **NE retaining wall** from Collins Land and from Roberts Construction. The Board took no action pending receipt of the additional quotes.
- g) **132C SE:** Waiting on quote from Rick Calvert on replacing/repair storm door. The Board took no action on this request pending receipt of quote.
- h) **183 NE:** waiting on quote from Rick Calvert to repair driveway damaged during roof job. The Board took no action on this request pending receipt of quote.

9. New Business

- a) **149B SE:** Gutter malfunction, possibly clogged. Omni Service Group contacted for quote. Roof Leak in kitchen area Stubbs Quote for \$862.00. The Board agreed to have Kayla McKee request that Stubbs provide a tarp for the roof until the roof replacement takes place.
- b) **197A SE:** Lower trim board needs to be primed and painted and requested assessment of health of pine trees on corner of Dellwood and SE Villas Court. Cynthia Paulson will get the name of a group that assesses health of trees at no cost.
- c) **182 NE:** Request area around back patio fence be cleared and area behind homes on north side of Villas Court NE. This work has been completed.
- d) **186 NE:** Request to remove plantings along outside of south courtyard and west side of garage and plant items like agapanthus and amaryllis at owner expense. Joan Kanan will check to see whether the Landscape Committee has received the request and given approval. If so, then the Board agreed that the home owner may proceed.
- e) Non-residents use of Pool (Need for greater security). The Board voted to have the lock code changed now and to change it every 6 months. Kayla will investigate how to do this and if there is a cost associated.

- f) Review of Pool Rules. The Board voted to remove the rule that requires a resident to accompany their guest when they use the pool. The Board voted to have every home owner receive a pass that will identify the pass holder as a guest of a resident when they are using the pool. All other rules were retained.
- g) Disposal of yard waste and household items (signage). The NE will determine the cost of a sign that designates that only Yard Trash may be deposited at the pickup site. All household trash shall be held at the home owner's residence until the day prior to pickup.

10. Board Member Issues, Comments.

None were received.

11. Residents Comments, Questions.

None were received.

12. Time and Date of Next Meeting.

The next Board meeting will be held at the pool on July 21, 2022, at 6:30 p.m.

13. Adjournment.

The meeting was adjourned at 7:25 p.m.