

**Minutes of the Villas HOA Board of Directors Meeting
November 3, 2022, 6:00 P.M.
Location: Community Pool**

Board members present: Joan Kanan, Stephanie Morse, Mary McCormick, Jan Drew

HOA Members Present: Robin Ballard, 116A SE; Cathy Shoultz, 133C SE; Toni Riordan, 165A SE; Representative, Midland Trust, 181ASE; Holly Hinson 184 NE; Helen Gressel, 196C SE; Betsy Stancliffe, 196A SE.

Counting of Ballots. At 6:01 p.m. the Board initiated a count of the ballots to increase monthly dues for the SE from \$203.50 to \$230, an increase over 10%, requiring 20 HO votes for passage. The ballot was defeated on a vote Yes -10; No – 9, which was insufficient for passage.

1. **Call to Order.** The President called the meeting to order at 6:11 p.m.
2. **Approval of Minutes.** Approval of the minutes of the Board meeting of October 20, 2022, was moved by Mary McCormick, seconded by Stephanie Morse. The minutes were approved without amendment by a vote of 3-0, with one abstention.

3. New Business

- a. **Counting of the SE Villas Homeowner's vote on the Budget submitted by the SE Budget Committee for 2023.**

19 ballots on the SE Villas 2023 Budget were received. The vote failed to pass on a vote of 10-9. Twenty (20) votes were needed to pass an increase of 13% in the monthly dues per the proposed budget. It was noted by Board members that full participation by HO in votes for budgets and other purposes is very important.

- b. **Budget Recommendation for the 2023 SE Budget.**

Discussion of the 2023 SE Budget was deferred to the November 17, 2022, meeting.

- c. **Architectural Committee Recommendation to approve request by HO of 133C SE to replace windows at HO expense.**

On motion by Mary McCormick, seconded by Jan Drew, the Board approved, by a vote of 4-0, a request by the HO of 133C SE to replace windows at HO expense.

- d. **Quote from Truevole Electrical to remove damaged light pole, disconnect or splice wire and install new LED dusk to dawn wall pack on wall (Pool) \$918.00.**

On motion by Mary McCormick, seconded by Stephanie Morse, the Board, by a vote of 4-0, accepted the quote from TrueVolt Electrical to remove the damaged light pole, disconnect or splice the wire, and install a new LED dusk to dawn wall pack on the wall at the pool adjacent to the stairs between SE and NE.

- e. **Get estimates for sealing deck at 116B SE.** The President will ask the Manager to obtain estimates for sealing the deck at 116B SE.

- f. **Get estimate for repairing fencing behind 172 NE.** The President will ask the Manager to obtain an estimate for repairing the fencing behind 172 NE.

- g. **181C SE Wood Pile.**

The Board agreed that the President should (1) advise the Manager to consult with Sadler's to obtain a date on which the rotten wood pile at 181C SE will be removed from his property; and (2) have the Manager send another letter to the 181C SE HO notifying him that since he did not respond to our previous letter, the Board will give him until a date certain (calculated as a minimum of 10 days before the date set by Sadler's) to remove the wood pile or the landscape company will remove it from his property and he will be billed \$150.00 by the HOA

4. Board Member Issues, Comments

5. Resident Comments, Questions

6. Adjournment. The meeting was adjourned at

Time and Date of Next Meeting: ROOM 210, Education Bldg., Faith Presbyterian Church, 2200 N. Meridian Road. November 17, 2022, at 6:00 p.m.