

**Minutes of the Villas HOA Board of Directors Meeting
August 10, 2023
Community Pool at 6:30 P.M.**

All SE HOs need to be aware that there will be a Special Assessment to pay for the painting project that will begin at the beginning of 2024. The project will include repairing wood rot, pressure washing, and painting the homes, sheds, fences and pool structure. The homeowners in the NE will share the cost of painting the pool structure. Please start preparing now to have the necessary funds available. Cathy Shoultz is serving as Chair of the SE Painting Committee.

Board members present: Joan Kanan, Mary McCormick, Jan Drew, Scott Holloway, Robert Hawken.

Homeowners present: Holly Hinson, 184 NE; Cynthia Paulson, 149A SE; Cathy Shoultz, 133C SE.

The manager was not present.

- 1. Call to Order.** The President called the meeting to order at 6:30 p.m.
- 2. Approval of Minutes.** On motion of Jan Drew, seconded by Scott Holloway, the minutes of the July 20, 2023, meeting of the VHOA Board of Directors were approved by a vote of 5-0.
- 3. Finance Report.** On motion of Robert Hawken, seconded by Mary McCormick, the July 2023 financial report was accepted by a vote of 5-0.
- 4. Landscape Committee Report.** The Landscape Committee report is attached. The Board agreed that HOs may deroot or use herbicides on rogue trees on their property.
- 5. Pool Committee Report.** The Pool Committee report is attached.
- 6. Manager's Report.** No Manager's report was received.
- 7. SE Painting Committee.** The SE Painting Committee reported that they will be getting estimates by the end of August.
- 8. Old Business. Items that are still pending or are for information only.**
 - A. Retaining wall.** The Board is waiting on bids for repair of the retaining wall behind homes on NE backing up to Pinewood Drive.

- B. **132C SE and 148B SE.** On motion of Mary McCormick, seconded by Jan Drew, the Board, on a vote of 5-0, approved up to \$100 for the Landscape Committee to purchase gutter extension to address drainage behind 132C SE and 148B SE.
- C. **Pool Stairs.** On motion of Scott Holloway, seconded by Robert Hawken, the Board voted 5-0 to direct the Manager to ask Seminole Fence and Deck to submit a bid to install stairs leading up to the pool from the NE that meets the current building code so we can compare prices with like bids.
- D. **148A SE.** On motion of Jan Drew, seconded by Robert Hawken, the Board by a vote of 3-0 (two members abstaining) approved AAA Tree Expert's bid of \$575.00 to remove several branches from the Magnolia tree in yard at 148A SE that are hanging over the patio area and roof and brushing up against the house.
- E. **182 NE.** On motion of Robert Hawken, seconded by Jan Drew, the Board by a vote of 3-0 (two members abstaining) approved a bid from Indoor Environmental Management LLC for \$2,200.00 to address water seeping under garage wall at 182 NE, subject to inclusion of a 90 day warranty on labor.
- F. **NE driveways and walkways.** Waiting on bids to repair several driveways and walkway in NE. 183 NE, 187 NE, 191 NE (walkway) and entrance to the driveway for units at end on Villas NE.
- G. **191 NE and other NE driveways.** The Board deferred a decision in order to obtain additional information on the bid to to repair several driveways in the NE and to repair a walkway at 191 NE.

9. New Business:

- A. **185 NE** requests to be allowed to have the gutter on the back of his home moved so the water will no longer empty into his backyard but empty outside of his fenced in area. On motion of Mary McCormick, seconded by Robert Hawken, the Board approved the request on a vote of 5-0.

10. Board Members Issues, Comments

- A. **Pool Umbrellas and pool area enhancements.** The item was deferred until the October meeting when such items are on sale.
- B. **Legal Costs.** On motion of Scott Holloway, seconded by Robert Hawken, the Board approved on a vote of 5-0 inclusion of a line item in the 2024 SE and NE budgets of \$2500 to fund possible legal costs to enforce HOA bylaws.
- C. **Vendor Contracts.** The Board will meet on September 5, at 6:30 p.m. to review the two remaining contracts (Manager; Pool Services).

11. Residents Issues, Comments:

The No Pooping signs for placement at the entrances to SE and NE have been purchased.

12. Adjournment. On motion of Jan Drew, seconded by Mary McCormick, the meeting was adjourned at 7:40 p.m. by a vote of 5-0.

Time and Date of Meetings: Regular Interim Meeting (If Necessary) on September 5, 2023, at Community Pool at 6:30 P.M., Regular Monthly Meeting on September 21, 2023, at Community Pool at 6:30.

HOA Landscape Report

Board Meeting August 10, 2023

Since the last VHOA Board meeting the Landscape Committee has had two minor requests from homeowners; and they were submitted to the Sadlers. The Sadlers have bagged and removed the magnolia leaves under the tree at 148A SE.

The Sadlers have performed their regular lawn service. They are making progress on the removal and trimming of the NE "pink" tagged trees and bushes. They will work on this project a little every week. It should be noted, that they are only cutting the trees and bushes down to the ground level, and are not digging up the roots. Therefore, these bushes and trees may return.

Pool Committee Report August 2023

The new filter was installed and the pump seals were replaced on July 28th.

Work on the pool gate is scheduled to be completed before the end of this week.

Submitted,

Mary McCormick
Pool Chair.

The Villas Architectural Control Committee Report – August 2023

ACC Members: SE - Cynthia Paulson, Chair, Cathy Shultz, Toni Riordan; NE – Isabel Rush, Margie McAdoo; Dorothy Webb, Historian Consultant

- 185 NE has requested to move the gutter downspout to alleviate back yard flooding. The downspout currently empties directly into the backyard area. The new proposed location would be just outside the back fence line, unit southwest corner. The downspout will empty away from structure onto the side yard with splash pan.

Tadlock Roofing will replace the entire back gutter in the same charcoal grey as the existing gutter with downspout in the new location (Attachment A).

Recommendation: The ACC recommends approval of HO request as stated above.

Respectfully submitted,



Cynthia D. Paulson, Chair Architectural Control Committee 8/8/2023

ATTACHMENT A

