

**Minutes Villas HOA Board Meeting
February 15, 2024
100 C SE at 6:00 P.M**

Board Members present: Scott Holloway, Mary McCormick, Robert Hawken

Homeowners present: Holly Hinson, 184 NE, Isabel Rush, 187 NE, Nancy Titcher, 188 NE

1. **Call to Order.** The Vice-president called the meeting to order at 6:00 p.m.
2. **Approval of Minutes.** On motion of Mary McCormick, seconded by Robert Hawken, the minutes of the January 18, 2024, meeting were approved by a vote of 3-0.
3. **Finance Report.** No finance report was considered.
4. **Landscape Committee Report.** The report of the landscape committee is attached.
5. **Manager's Report.** The Manager's report is attached.
6. **Pool Committee Report.** Insurance for the pool is considered under new business.
7. **SE Painting Committee Update.** A report by the Manager is attached.
8. **Old Business: (Items that are still pending)**
 - A. **Retaining wall.** Awaiting drawings breaking up the retaining wall behind homes on NE backing up to Pinewood Drive into three segments by Blackhawk.
 - B. **Pool stairs.** Awaiting drawing for the stairs by Blackhawk leading up to the pool from the NE that meets all current building code requirements.
 - C. **183, 187 NE concrete.** J & H Masonry LLC provided a quote to remove broken concrete from 183 and 187 NE and install new concrete and replace sidewalk at 191 NE. Remove all debris includes labor and material \$3700. (Polyfoam as an option for 191 NE). This item is waiting on additional information from the Manager regarding a proposal from Alpha Foundations. If no additional quotes are submitted to repair the driveways at 183 and 187 NE, the Board will select one of the bids previously submitted at the Interim meeting in March. **Note: the concrete repairs at 174 and 191 NE were completed prior to the meeting.**
 - D. **183 NE ditch.** Waiting on quotes to address the request of the HO to fix the open drainage ditch that was installed alongside his home by either filling in with dirt or a French drain be installed with a pipe buried in the ditch that takes the water to the street.

9. New Business

- A. 192 NE.** The Board approved the Architectural Advisory Committee recommendation to approve the request of the HO to install new windows at HO expense.
- B. Annual Meeting.** The Board directed the Manager to send out notices to all HOs of the Annual Meeting on Saturday, March 23 at 10:00 a.m. and of the opportunity for HOs to run for certain seats on the Board. The Annual Meeting will be held at 188 NE.
- C. Pool Insurance.** On the motion of Mary McCormick, seconded by Robert Hawken, the Board accepted the Insurance policy from Brown and Brown for the inground Pool in the amount of \$1,768.00. The Cabana (Building) is no longer covered by the policy. The Board directed the Manager to seek bids on coverage for the pool building.

Board Members Issues. None.

Residents Issues, Comments. Due to the many water leaks occurring on the NE the Board will be looking into creating a committee to look at options for addressing this issue.

Time and Date of Meetings: *Regular Interim Meeting (if necessary) March 5, 2024 at 6:30 p.m. Annual Board Meeting on March 23, 2024 at 10:00 a.m. Locations to be announced.*

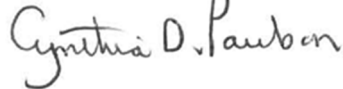
The Villas Architectural Control Committee Report – February 2024

Committee Members: SE - Cynthia Paulson, Chair, Cathy Shoultz, Toni Riordan;
NE – Isabel Rush, Nancy Ditcher; *Dorothy Webb, Historian Consultant*

- 192 NE Architectural Request –Request to install vinyl replacement windows, all white with no grids at owner expense. Installation to be done by Window World.

Recommendation: *The ACC recommends approval for the architectural change request as stated above and shown in Attachment A.*

Respectfully submitted,



Cynthia D. Paulson, Chair
Architectural Control Committee
2/13/2024

ATTACHMENT A



Manager's Report of SE Paint Committee

The SE painting committee conducted 3 meetings to allow HO's to select their paint colors. To date, 20 have submitted their color choices and 20 have paid the \$3500 assessment. **The assessment must be paid by FEBRUARY 29, 2024. If you have not selected your paint colors, you will need to ASAP or by February 21st at the latest.** Any of the below members will be happy to meet with you to show you the color boards.

Gail Brown - 197A
Judy Arnette 164C
Ann Atkinson 180A
Cynthia Paulson 149A
Cathy Shoultz 133C

When you choose your colors, we need to let you know that you do have the option to pick an alternate door color. But, this must be done through consultation with a Sherman Williams color consultant at swcolorconsult.com. The consultant will need:

- 1) The color names and numbers of your primary and trim colors.
- 2) General color of preferred door color (green, blue, red, etc.)
- 2) Which exposure the front door faces (N, S, E or W)
- 3) Photo of the front entryway.

After the consultation, the documentation provided by the color consultant must be presented to the painting committee for approval.

Please let us know if you have any questions.