

**Minutes of the Villas HOA Board of Directors Meeting  
September 21, 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, Jan Drew, Scott Holloway, Robert Hawken.

**Residents Present:** Holly Hinson, Nancy Titcher, Gail Brown

1. **Call to Order.** The meeting was called to order at 6:30 p.m.
2. **Approval of Minutes.** On motion of Robert Hawken, seconded by Scott Holloway, the minutes of the August 10, 2023, meeting of the VHOA Board of Directors were approved by a vote of 4-0.
3. **Finance Report.** On motion of Robert Hawken, seconded by Scott Holloway, the August 2023 Finance Report was accepted by a vote of 4-0.
4. **Landscape Committee Report.** The report of the Landscape Committee is attached.
5. **Manager's Report.** The Manager's Report was read aloud by the President and is attached.
6. **SE Painting Committee Update.** No report was submitted.
7. **Old Business: Items that are still pending)**
  - A. **Retaining wall** behind homes on NE backing up to Pinewood Drive. (Waiting on bids)
  - B. **Pool stairs.** Waiting on Bids to replace the stairs leading up to the pool from the NE. The plan for the stairs should meet current building codes.
  - C. **NE Driveways/Walkway.** Waiting on bids to repair several driveways in the NE and to repair a walkway at 191 NE.
  - D. **TrueVolt.** Waiting on TrueVolt to get necessary permits to install pole for electrical meter and complete other repairs.

E. **Magnolia Report Drainage Project.** Work on the drainage project should resume by the first of next week.

## 2. **New Business**

A. **149C.** The owner requests that wooden landscaping logs bordering front garden and area under front window be replaced. The Board approved a motion by Robert Hawken, seconded by Scott Holloway, to see whether Sandler's can replace the old wood.

B. **Tree removals.** On motion of Robert Hawken, seconded by Jan Drew, the Board accepted two proposals from AAA Tree Experts:

1) for the sum of \$900: trim a pine tree by Villas Court NE; remove dying 2 Oak trees on NE by power lines; clean and haul debris.

2) for the sum of \$500, trim maple tree at 197 SE; remove dying oak in adjacent back drive and grind stump; trim Maple over 164 SE, clean and haul debris.

C. **148C.** Following the approval recommendation from the ACC for permission by 148C to install an all-white vinyl replacement window with no trim simioar to the windows replaced at 133B SE, 133C SE, and 149A SE, the Board, on motion by Robert Hawken, seconded by Jan Drew, approved the request.

## 3. **Board Members Issues**

**Budget Committees for 2024 budgets.** The president reminded residents that it is time to look at 2024 Budget and asked that long range planning be considered as the HOA has many expensive projects in the future.

## 4. **Residents Issues and Comments**

**A discussion was held on the legality of moving forward on sole source bids if we have made a reasonable attempt to secure additional bids on a project.**

The Board agreed that since the State may do so, it is reasonable to conclude that an HOA can do so as well. We will request that Kayla resend the bid for replacing the pool stairs that met the new building standards to all Board members so the Board may move forward on this project.

**5. Motion to adjourn.** On motion of Jan Drew, seconded by Scott Holloway, the Board adjourned at 6:58 p.m.

**Time and Date of Meetings:** Regular Interim Meeting (if necessary) on October 3, 2023, at Community Pool at 6:30 p.m., Regular Monthly Meeting on October 19, 2023, at Community Pool at 6:30 p.m.