

**Minutes, Villas HOA Interim Board Meeting**  
**March 5, 2024**  
**187 NE at 6:00 p.m.**

**Board Members present:** Joan Kanan, Scott Holloway, M. Gail Brown, Mary McCormick

**Members present:** Cynthia Paulson, 149A SE, Ann L. Atkinson, 180A SE, Cathy Shoultz, 133C SE, Isabel and Jack Rush, 187 NE, Nancy Titcher, 188 NE

1. **Call to Order.** The meeting was called to order at 6:20 p.m.
2. **Approval of Minutes.** On motion of Mary McCormick, seconded by Scott Holloway, the minutes of the February 15, 2024, Board meeting were approved by a vote of 4-0.
3. **SE Painting Committee Update.** All HOs have paid the Painting special assessment. On motion of Gail Brown, seconded by Scott Holloway, the Board, by a vote of 4-0 approved the All Spectrum Painting Revised Contract. Additional items #2 and #3 will be split 60-40 between SE and NE and paid for out of the current budgets. The estimate for the pool deck was deferred to the next meeting to determine the manner in which the paint deck would be coated.

The report of the Architectural Control Committee regarding the painting at the pool is attached.

4. **Old Business: (Items that are still pending)**
  - A. **Retaining wall.** The request to Blackhawk for drawings breaking up the retaining wall behind the homes in the NE backing up to Pinewood Drive is still pending.
  - B. **Pool stairs.** The request to Blackhawk for a drawing for the stairs leading up to the pool from the NE that meets all current building code requirements is still pending.
  - C. **183 NE drainage.** One bid has been received on the request of the HO of 183NE to address the open drainage ditch that was installed along the side of 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. We are waiting on lower bids.
  - D. **Insurance coverage for pool building.** This item is pending.

- E. **NE Driveways.** On motion of Mary McCormick, seconded by Scott Holloway, the Board, by a vote of 4-0, approved the quote from JH Masonry LLC to remove broken concrete from 183NE and 187NE and install new concrete and to remove all debris , includes labor and material at a cost of \$3,200.00

## 9. New Business

- A. **182 NE Wood Rot.** The request from HO to have wood rot of window trim on high front window repaired, as water is leaking into the house from that area, was postponed due to a lack of available votes.

## 10. Board Members Issues:

- A. **Website.** The status of the VHOA website was discussed and postponed to the next meeting.
- B. **Signage.** On motion of Gail Brown, seconded by Scott Holloway, and approved by a vote of 4-0, the Manager will be directed to replace the SE No Trespassing sign with a sign made of a material other than wood.
- C. **NE Pool Gate.** On motion of Gail Brown, seconded by Scott Holloway, and approved by a vote of 4-0, the Manager will be directed to obtain quotes to replace the entrance to the pool at the top of the pool stairs with a gate that is in code compliance.

**11. Residents Issues, Comments:** No items requiring action were discussed.

**12. Adjournment.** On motion of Gail Brown, seconded by Scott Holloway, the meeting adjourned at 6:56 p.m.

## Time and Date of Meetings:

**March:** *Annual Board Meeting on March 23, 2024 at 10:00 a.m. at Community Pool weather permitting. In case of rain the meeting will be at 188 NE Villas Court.*

**April:** *Regular Interim Meeting if necessary April 2<sup>nd</sup>.*

## The Villas Architectural Control Committee Report – Interim March 2024

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

- The ACC has chosen paint colors for the upcoming painting project of the pool shelter and surrounding area:

### **Pool Shelter**

Walls – *Dorian Gray #7017*

Fascia Board Surround – *Snow Bound #7004*

Ceilings (main shelter/annex area) – *Snow Bound #7004*

Door Frames – *Snow Bound #7004*

Doors – *Riverway #6222*

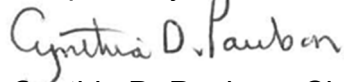
Wood Deck/Fence - *Gauntlet Gray #7019*

**Stairs** (new construction) - *Gauntlet Gray #7019*

**Block Retaining Wall** (facing NE) – *Gauntlet Gray #7019*

**Recommendation:** *The ACC recommends approval for all proposed colors as listed above.*

Respectfully submitted,



Cynthia D. Paulson, Chair  
Architectural Control Committee

3/4/2024