

Villas I at Snowden Overlook Board of Directors

Meeting Minutes for March 19, 2009

The meeting was called to order at 7 PM

Board Members Present: Anne Epstein, Liz Dunker, Ken MacGregor, Lou True.

Reading of the January Minutes-Ken MacGregor for Krista McKee: Motion made and seconded to dispense with the reading and accept the minutes as written. The motion was adopted.

Property Manager's Report-Ken Frable, WP&M

Ken submitted Financial Reports for January and February 2009: February 28 2009 Summary-

Cash-\$44,701 Reserves-\$105,503

5 Significantly delinquent accounts are with attorneys

Laying of Verizon Fios cable has been delayed until April.

Snow removal bills need reconciliation: Ken Frable to follow up with Mainscapes on bill for 1/21 application of icemelt that was not observed.

Lawyer bill for collections questioned. Ken F. will resolve.

Lime was put down by Mainscapes in February.

Treasurer's Report-Anne Epstein: Nothing further to add from Ken's report.

Committee Reports:

Architectural/Landscape-

Applications: 8614 Secret Waves Way-Approved to replace shrubs and tree in front.

8614 Secret Waves Way-Approved to change and enlarge deck in back and to reposition fence but no approval to extend fence.

8711 Warm Waves Way-Approved to install 10' by 9' evergreen awning over deck at rear of unit.

Mulch to be applied by Mainscapes this spring will be natural, not dyed.

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Committee recommended and Board approved Mainscapes proposal to apply Hollytone, \$880. Will request that Mainscapes remove old mulch, apply Hollytone, and then new mulch in April.

Recommended a forum on landscaping issues, perhaps at end of next board meeting.

Parking and Traffic-Tim Campbell-Nothing to report.

Social: No activity, no report. Ronni reported that some discussion about forming a social committee with Snowden Overlook condo associations. Will report more later.

Old Business:

Lou updated attendees of status of ongoing inventory of construction defects. Concrete review completed and review of units should be completed by end of March. Motion was made, seconded and approved to fund the study by Beverungen Home Inspections, Inc. in the amount of 7500\$.

Lou updated the attendees on the status of annexation of Snowden Overlook by Long Reach Village, Columbia Association. All condo associations have signed on, just waiting for Ryland and Lennar to concur.

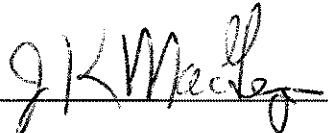
Ken MacG updated the attendees of the search for a company to do dryer vent cleaning. Three bids were received. Mr. Duct was selected. Krista McKee will take lead to notify residents of when and how to schedule. Cost is \$60 per unit. Is voluntary but highly encouraged due to potential fire hazard to adjacent units.

Lou advised that gutter cleaning is necessary. Tasked Ken F with taking lead on arranging for late April.


New Business: None.

Open Forum for Unit Owners-Questions and Comments: No action items.

Adjournment: 8:41 PM



Acting Secretary of the Board, Ken MacGregor



Date