

# Villas 1 at Snowden Overlook

## Board of Directors' Meeting Minutes for November 19, 2009

The meeting was called to order at 7 PM

### President's Report: Lou True

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

### Reading of the April Minutes: Krista McKee

A motion was approved that we dispense with the reading of the minutes. They were accepted as published by the secretary.

### Treasurer's Report – Carol Hooper

- Cash on hand--\$26,439
- Reserve Savings---\$87,321
- Money market Savings--\$50,931
- 5 accounts are past due.

### Property Manager's Report—Carol Hooper

- The repair of the drain leader blocked by a rock in front of 8715 Warm Waves Way has been put on hold. However, we will continue to watch and verify the problem is under control.

### Committee Reports:

#### Architectural/Landscape – Ronni True

- 8887 Warm Granite requested to replace a maple tree with a dogwood. A motion to approve was made by Krista and seconded by Liz and approved by the board.
- Ronni reported the replacement of 12 bushes, the addition of 75 pansies, and spreading of 35 pounds of grass seed for a total of \$381.00 of the \$1000.00 budget approved by the board.
- The board agreed that the landscape committee could explore with Mainscapes the planting of foliage and grasses on the steep hill facing 175 which will allow mowing to stop. The committee will report back about costs and timing of the project.

#### Parking and Traffic

- Ken encouraged all not to use visitor's parking but to park in their garage or driveway.

#### Social Committee

- No report.

#### Old Business:

- Lou reported that he was pessimistic about settling with Lennar out of court. He warned that if we had to go to court the 2010 budget will need to be revisited.
- Anne summarized the new 2010 budget.
  - The budget reflected no increase to the homeowners.
  - Residents were allowed to ask questions which were answered by the board.
  - A motion was made by Krista and seconded by Anne to adopt the budget as presented. Krista, Ken, and Anne voted for the budget and Lou and Liz voted against. The motion was passed.

## New Business—Annual Meeting

- Two positions were open for new members. Anne Epstein and Liz Dunker were nominated prior to the meeting and Vidya Sagar nominated himself from the floor. All three made statements about what they offered to the community.
- Anne Epstein and Liz Dunker were elected. Anne with 23 votes, Liz with 22 votes and Vidya with 2 votes.

## Open Forum for Unit Owners -- Questions and Comments

- Discussion and clarification occurred around the following:
  - Gutter Cleaning which will occur the week of Dec.1
  - Security car was pulled to save approximately \$13,000.00 per year.
  - The need to revitalize the traffic and parking committee because Tim is moving.
  - The need for a community directory: email addresses were collected.

Adjournment was at 8:40 PM.

Krista McKee

Secretary of the Board, Krista McKee

1/21/08

Date