

Scanned

# VILLAS 1 AT SNOWDEN OVERLOOK

## BOARD OF DIRECTOR'S MEETING MINUTES FOR JANUARY 20, 2011

**Call to Order:** The meeting was called to order at 7:05 PM. Board members present were Lou True, Rich Pauley, Anne Epstein and Kathy Pelch. Nine units were represented.

**Reading of Minutes of Previous Meeting:** A motion was made and approved unanimously to dispense with the reading. A copy will be placed in the Villas 1 Minutes Book located in the clubhouse office for all to read.

### President's Report:

a. Board Members, offices and terms:

The Board for 2011 includes the following:

- Lou True, President (term expires 12/2013)
- Rich Pauley, Vice President (term expires 12/2011)
- Kathy Pelch, Secretary (term expires 12/2012)
- Ann Epstein, Treasurer (term expires 12/2012)
- Ken MacGregor (term expires 12/2011)

b. 4-way Stop Signs

The issue of speeding on Dried Earth will be addressed at the SOCA Board Meeting on Monday, Jan. 24. There is resistance by some in the community to install traffic calming devices on Dried Earth. Suggestions regarding ways to address the issue include a 4-way stop sign at Warm Waves Way and Dried Earth, radar, cameras, speed bumps on Dried Earth, reduced parking on Dried Earth and speed traps and these will be discussed at the meeting. Everyone is advised to attend and voice their opinion.

c. There is now a pool table in the clubhouse located on the bottom level. Access is between 9AM and 12 midnight.

### Treasurer's Report:

No December financial report is available at this time. The November 30 figures are as follows:

- Cash Account - \$46,219
- Cash Reserve – CABANC – \$139,946
- Cash Reserves Savings - \$59,153
- Cash Reserves MM Sun Trust - \$51,044

Total \$296,362

Delinquencies: 5 accounts are with our attorneys.

### Property Manager's Report:

a. JSW Remodeling has checked out 8888 Warm Granite and there doesn't seem to be a way for birds to get in or nest. Metal trim will be replaced on the rake boards at 8871 Warm Granite next week.

b. All of the concrete refund checks have been processed for a total of \$64,889.88.

**Committee Reports:**

Architecture/Landscape: An application was submitted to expand the slate patio at 8703 Warm Waves Way. A motion was made and approved unanimously with one abstaining to approve the plan. The paperwork was signed by L. True on behalf of SOCA.

**Old Business:**

Concrete – One household has not paid off the concrete debt to the association. Scott was asked to call them to request payment and if that does not happen, a letter will be sent asking for the balance due to be paid in full.

8875 – The association is paying to keep the heat on in 8875 Warm Granite to prevent the pipes from freezing during the winter months. Our lawyers will be writing a letter to the bank to inform them that the house is incurring a monthly charge for BG&E.

**New Business:**

a. Snow management - The Board recognized that the snow management after the first snowfall was unsatisfactory and will try to be more attuned to weather conditions before deciding not to utilize Mainscapes for snow removal.

b. Recycling – WP&M is negotiating with the waste management company to supply wheeled bins with attached lids for our recycling. The present open bins allow the wind to pick up the recycling materials and blow them all over the neighborhood.

c. Non-concrete settlement repairs – The Board has prioritized the list of deficiencies and will begin repairs of the following in the spring:

- 1) Roofing repairs to 24 units
- 2) Foundation wall cracks, 42 in 34 units
- 3) Rear stairwell walls and railing – crown concrete as required in 18 units
- 4) Concrete sidewalk and curb caulking

d. Payment coupons – Payment coupons for 2011 did not go out until 1/4, so there will be leniency this month with late payment fees. They will be dealt with on an individual basis.

**Open Forum for Unit Owners:**

Two issues were brought to the attention of the board: children under 19 living in the community and speeding. The Board will consider these matters.

**Adjournment:** 8:10 PM

Kathy Pelch



Date:

Secretary to the Villas 1 Board of Directors