

Chelton

MINUTES

BOARD OF DIRECTORS MEETING SEPTEMBER 19, 2013

1. Call to Order: Board meeting was called to order by President True at 7:05 PM. All 5 board members were present. President opened meeting by commenting that 9/11 letter from WP&M calling for nominations to fill vacant seat on Board had been sent.
2. Reading of Minutes from Previous Meeting: A motion was made, seconded, and unanimously approved to accept the minutes for August 15, 2013 as written and submitted to the Board. A copy will be placed on the Villas1 website, in the minutes book maintained in the clubhouse, and a record copy will be provided to management company.
3. Treasurer's Report: As of August 31, 2013, cash balances were as follows:

a. Operating Account:	\$62,359.13
b. Reserve CAB:	\$143,172.20
c. Reserve Settlement/Concrete CAB:	\$55,215.82
d. Reserve CD Bay Bank	\$100,752.11
e. Reserve CD Susquehanna	\$100,755.01
TOTAL:	\$ 462,254.27
4. Property Manager's Report: No report.
5. Committee Reports:
 - a. Architectural: Application received from 8845 WG for retractable awning. Committee recommended approval. Board approved unanimously.
 - b. Landscape: Still observing evidence of bagworms on several trees. Owners notified and urged to control. MainScapes did some mulching in common areas and owners have been urged to water as drought has started to effect trees and bushes. Ok to let grass turn brown as is natural and will recover in the fall with more moisture and less heat.
 - c. Parking and Traffic: No report although Board members commented that speeding and parking in visitors spots continues.
 - d. Social: No report.
 - e. Maintenance: No report.
6. Old Business:
 - a. Reconciliation between Neall and WPM regarding 8837 and 8839 WG: Still awaiting info from WP&M.
 - b. Leaning lamppost at 8871WG. Check on 26 September/30 day letter. If no repair or reply, send second letter.
 - c. Warped siding issue: Still working. Several options under consideration. Asked for advice from lawyer.

- d. Maintenance, Repair and Replacement Clarification: Still working in conjunction with our lawyer. May need a change in bylaws to fully resolve.
- e. Volunteers/Committee Chairs: Still under review.
- 7. New Business:
 - a. 2014 Draft Budget: Board reviewed, made changes, and is in final preparation to submit to owners on 7 October 2013 after next pre-meet on same date.
 - b. Landscape/Snow bids: Three bids reviewed. Final decision pending.
 - c. Fall planting in two beds: Board unanimously approved the amount of NMT \$300 to purchase plantings for the center island and the main gate. Board members volunteered to work with Landscaping Committee to facilitate planting.
- 8. Open Forum for Unit Owners-Questions and Comments. None.
- 9. Adjournment: 8:55 PM


JAMES K. MACGREGOR

SECRETARY TO THE BOARD

DATE: 10/17/13