

## VILLAS 1 AT SNOWDEN OVERLOOK

### BOARD OF DIRECTORS MEETING APRIL 17, 2014

1. Call to Order: The meeting was called to order by President Lou True at 7:05 P.M. with members Rich Pauley, Ken MacGregor and George Warde. Steve Goodman was absent.
2. Reading of the Minutes for March 20, 2014: A motion was approved to accept the minutes as written. A copy of the minutes will be placed on the Villas 1 Web site, placed in the Minutes Book in the Clubhouse, and a copy provided to WPM.
3. Treasurer's Report: As of March 31, 2014 cash balances were as follows:

a. Operating Account	\$ 83,967.42
b. Reserve CAB	\$188,602.52
c. Reserve Settlement/Concrete CAB	\$44,957.31
d. Reserve CD Bay Bank	\$101,891.45
e. Reserve CD Susquehanna	\$100,755.01
TOTAL:	\$520,173.71
4. Property Manager's Report:
  - a. 8889 WG-Exterior work finished. Jerome has been hired to finish interior. Board approved 300\$ to finish.
  - b. Window screen experiment: 8815 WG. Owner has agreed to use her windows for testing to see if screens will reduce/eliminate sun glare that is damaging siding on adjacent homes. Board approved a maximum of 400\$ to hire Larry to affix screens for test.
  - c. Board requested WP&M to again follow up with Bay View to ascertain their involvement with 8875WG.
5. Committee Reports:
  - a. Architectural: no report
  - b. Landscape: Plan to walk thru with Mainscapes to ascertain extent of snow removal damage.
  - c. Parking and Traffic: 8822WG-Received two letters regarding parking on street and curb in front of house. While no response, no recent observance of failure to comply.
  - d. Social: Authorized reimbursement to Mary Dupon for \$13.46. Committee advised that a follow on late summer party was being planned due to success of spring party.
  - e. Maintenance: no report
6. Old Business:
  - a. Vinyl/Screen test: see 4b above.
  - b. 2014 Snow Removal Funding: Thru April, around 45K. No special assessment will be required.
7. New Business:

- a. Pesticide Notice: Board will again ask and emphasize to Mainscapes the need for them to notify the Board prior to pesticide application so that the Board can notify residents in a timely manner.
  - b. Spring cleaning: asked WP&M to inquire with Mainscapes as to cost to conduct a general cleanup around Villas 1 to include beyond our property line.
8. Open Forum for Unit Owners: None.
  9. Adjournment: 8:30PM

**DATED:** 5/15/14

  
**JAMES K. MACGREGOR**

**SECRETARY TO THE BOARD**