

VILLAS 1 AT SNOWDEN OVERLOOK
BOARD OF DIRECTORS MEETING JUNE 19, 2014

1. CALL TO ORDER:

The meeting was called to order by President True at 7:05 PM with members Rich Pauley, Steve Goodman, George Warde and Ken MacGregor present. Seven home owners attended.

2. READING OF THE MINUTES:

A motion was approved to accept the minutes as written. A copy of the minutes will be placed on the Villas 1 website, in the Minutes Book in the Clubhouse, and a copy provided to WP&M.

3. TREASURER'S REPORT:

a. As of May 31, 2014 cash balances were as follows:

Operating Account	\$50,180.61
Reserve CAB	\$201,657.30
Reserve Settlement/Concrete CAB	\$44,968.58
Reserve CD Bay Bank	\$101,891.45
Reserve CD Susquehanna	<u>\$100,755.01</u>
TOTAL	\$499,452.95

b. Although Villas 1 exceeded expenditures for snow removal to date, it appears we have sufficient funds to meet expenses with no special assessment.

c. A motion was passed to set up two separate reserve accounts: one for "Reserve 2020 Painting" and the second account for a "Reserve Contingency Fund". The Property Manager directed to discuss with bookkeeping the details and report the best manner to proceed. A discussion followed concerning funding the opening and funding of each. No exact date for start directed.

4. PROPERTY MANAGER'S REPORT:

a. Vinyl Distortion/Window Screen Project: LML completed the installation at WGD 8815 on May 15th.

b. Gutter Cleaning: Specialty Rain Gutter cleaning was completed May 26 2014.

c. Concrete Trip Hazard removal: Precision Concrete Cutting proposal presented followed by a discussion concerning the scope of the Precision Concrete proposal. See 7c. Consensus was to proceed with certain aspects of project.

5. COMMITTEE REPORTS:

a. Architectural: None. See 6b.

b. Landscape: None

c. Parking and Traffic: None
d. Social: None
e. Maintenance: A report made that all observations were not complete but two challenges appeared as prominent: Large trees in front or side of units and erosion around walk-out slabs and area-ways. Birds did not appear as prominent during this survey.

6. OLD BUSINESS:

a. Bird roosting discussed during the Maintenance report. An e-mail was sent to all units reminding owners to report any roosting seen at their unit.
b. During the Villas 1 Villas Work Session meeting on June 2, 2014, two architectural change requests were approved for unit 8884. One for an Irrigation System for flower beds, and , the other was for the removal of a privacy fence panel.

7. NEW BUSINESS:

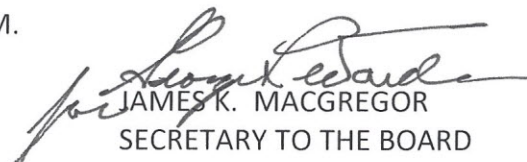
a. MainScapes proposed certain yew replacement. The Board approved a motion for the replacement of damaged yews only at Unit 8847 using the larger yews offered.
b. MainScapes proposed a grub treatment. The board did not accept their proposal.
c. Precision Concrete proposal to eliminate concrete trip hazards discussed. We approved item 9 on their proposal and asked the Property Manager to send a letter to 8824 notifying owner of trip hazard on his unit concrete and offering contact info for Precision as one possible source of repair for the trip hazard while doing our work. See: 4c above.

8. OPEN FORUM FOR UNIT OWNERS—QUESTIONS AND COMMENTS:

a. Resident of 8708 wanted information about tree removal, forms needed, and procedures should he decide to remove a tree.
b. Resident, Mary Ann Dupon provided excellent refreshments.

9. ADJOURNMENT:

The meeting adjourned at 8:35 PM.


JAMES K. MACGREGOR
SECRETARY TO THE BOARD
DATE: