

## VILLAS 1 AT SNOWDEN OVERLOOK

### BOARD OF DIRECTORS MEETING OCTOBER 16, 2014

1. Call to Order: Monthly meeting was called to order by President True at 7:02 P.M. with all 5 board members in attendance. Three additional homeowners were in attendance. President True reminded all that the annual meeting on 11/20 would deal with two significant issues, i.e. the election for two positions on the Board and comments to be heard before a final budget is adopted for 2015.
2. Reading of the Minutes of the Previous Meeting: A motion was made, seconded and unanimously approved to accept the minutes for September 18, 2014 as written. A copy of the minutes will be placed in the Villas 1 website, in the Minutes book kept in the clubhouse office, and a copy provided to our management company, WPM.
3. Treasurer's Report: As of September 30, 2014, cash balances were as follows:

a. Operating Account:	\$ 55,598
b. Reserve-CAB	\$ 122,413
c. Reserve/Concrete CAB	\$ 44,991
d. Reserve Contingency	\$ 5,334
e. Reserve Painting	\$ 5,392
f. Reserve CD Howard Bank	\$ 100,000
g. Reserve CD Susquehanna Bank	\$ 102,529
h. Reserve CD Bay Bank	\$ 101,776
TOTAL:	\$ 538,033
4. Property Manager's Report:
  - a. LML Invoices for Repairs: LML submitted two invoices for authorized repairs. \$345 to repair loose "lick and stick" on several units and \$230 for asphalt patching in two areas.
  - b. Speciality Rain Gutter: Gutter and downspout clearing will be accomplished after leaves are down in late November or early December. Date to be announced.
  - c. Underground downspout clearing at 8844, 46, and 48: Completed by Knott Mechanical. Board approved payment of \$882.50
  - d. Precision Concrete Cutting: Submitted a bid to repair trip hazard in front of 8703 for \$105. Board approved.
5. Committee Reports:
  - a. Architectural: 8825 submitted application for exterior lighting. Board recommended approval. Goes thru SOCA to Long Reach Village Board for final approval.
  - b. Landscape: Board asked WPM to follow up with MainScapes as we have not received the two Yews promised/insure MainScapes received the paperwork; WPM remind MainScapes that when mulch is applied, that the mulch not be placed on the trunk but make a water collection point inside the raised mulch; and Board approved the application of Hollytone

fertilizer at the cost of \$655. Board asked WPM to call owner of 8721 as no action has been observed to deal with the Bag Worms on tree.

- c. Parking and Traffic: No report.
  - d. Social: Kudos to MaryAnn Dupon for wonderful Villas 1 Potluck. Board approved \$50 to reimburse Mary Ann for costs incurred by her
  - e. Maintenance: No report.
6. Old Business:
- a. 8703 trip hazard: See 4d above.
  - b. Update on vinyl melting problem: Will keep looking.
  - c. Clearing of drain pipes: See 4c above.
7. New Business: None.
8. Open Forum for Unit Owners—Questions and Comments: None.
9. Adjournment: 7:45 PM

  
**JAMES K. MACGREGOR**

**SECRETARY TO THE BOARD**

**DATE:** 11/20/14