

VILLAS 1 - M I N U T E S
BOARD OF DIRECTORS MEETING
APRIL 16, 2015

1. Call to Order:

The Board Meeting was called to order at 7:10 P.M. by the President – Louis True. Other board members present were Richard Pauley, Steve Goodman, and George Warde who volunteered to record the minutes in the absence of Ken MacGregor, Secretary. A total of twelve were present.

2. Reading of Minutes for March 19, 2015.

A motion to accept the March 19th minutes as written was approved. A copy of the minutes will be placed on the Villas 1 website, placed in the Minutes Book in the Clubhouse, and a record copy sent to WPM.

3. Treasurer's report:

Because of the early meeting date this month, the Financials, developed by WPM, were not available for the meeting. They were received before the writing of the minutes and are included here:

a.	Operating cash - CAB	\$ 45,457.01
b.	Reserve - Bay Bank	\$ 101,969.17
c.	Reserve - CAB	\$ 159,804.36
d.	Reserve - Settlement/Cement	\$ 45,024.79
e.	Reserve - Contingency	\$ 7,552.26
f.	Reserve - Painting	\$ 13,485.94
g.	Reserve - CD Howard Bank	\$ 100,000.00
h.	Reserve - CD Susquehanna	<u>\$ 102,529.20</u>
	Total:	\$ 575,822.73

A discussion of current bills and other financials were briefly discussed with action being deferred to the work session scheduled for next month.

4. Property Manager's Report:

Mr. Scott Colville reported on four items:

a. Unit 8838 – The water damage and restorations is continuing. The company has been in touch with the owner of the

unit and is working out a mutually acceptable schedule to begin.

b. Gutter cleaning is scheduled to begin on June 1st.

c. The final invoice from MainScapes for \$7,733.75 was received for the winter/spring snow removal. This makes the total for snow removal, YTD, \$37, 123.75 which is approximately \$10,000 over budget.

d. WPM is in the process of sending requested letters to unit 8869 owner concerning the tenant repeatedly parking a large trailer in visitor parking in spite of requests to stop and for the storage of a plastic truck bed next to the home; and to unit 8881 because all plantings and tree were removed without permission.

5. Committee Reports:

a. Architectural: Ronni True, Committee Chair, reported the 8725 patio is progressing.

b. Landscaping – The flowers planted last fall are spectacular, especially those on the green and at the Guard House..

c. Social – The group is planning for some type of spring get together, Maryann Dupon reported.

d. Parking and Traffic – See 4d above.

e. Maintenance – To date, the usual birds trying to nest in the eaves have not been seen.

6. Old Business:

a. Vinyl Siding Update: The board has located some of the damaging sun spot origins and is making plans to mitigate.

b. Payoff on Old Delinquent Account: After some discussion about fund sources WPM has received all amounts delinquent on 8869. Villas I share should be about \$2500.

c. In another matter, the Board President asked Scott Colville to confirm that we paid for roofing repairs and concrete caulking out of replacement reserves (and not the concrete reserve). Further discussion postponed until May work session.

7. New Business:

a. Spring Gutter Cleaning Schedule: See 4b.

b. Snow Clearing Expenditures to Date: See 4c.

8. Open Forum for Unit Owners: A general discussion of vinyl damage and unit damage repair provided for unit sellers. The Board thanked Maryann Dupon for refreshments.

9. Adjournment: Motion passed to adjourn at 8:45 hours.

May 14, 2015

For:



George L. Warde
JAMES K. MACGREGOR
Secretary to the Board