

*Clubhouse*

**VILLAS 1 AT SNOWDEN OVERLOOK**

**BOARD OF DIRECTORS MEETING SEPTEMBER 17, 2015**

- Call to Order: 7:00 P.M. All Board members were present. In addition, 5 unit owners were also in attendance. Our usual rep from WPM was in attendance as well as the President of WPM, Barry Yatovitz.
- President True opened the meeting by announcing that several decisions had been made regarding architectural applications at the 8 September work session. They were approval of an architectural application for 8725 for front yard plantings and approval for 8705 to remove two birch trees from the front yard. The removal of trees does not require Long Reach approval as both trees are smaller than the guidelines.
- He also reminded attendees that there would be an election on November 19, 2015 for two members whose terms are expiring. WPM has sent a letter to all owners soliciting nominations to fill these positions.
- Reading of the Minutes of Previous Meeting: A motion was made, seconded and unanimously approved to accept the minutes for August 20, 2015, as written. A copy of the minutes will be placed in the Clubhouse Villas 1 book, on the web and given to WPM.

- Treasurer's Report: Cash balances as of 31 August 2015 are as follows:

• Operating Cash:		\$53,154.20
• Reserves:		
• Replacement:	\$504,821.85	
• Concrete:	\$ 34,002.37	
• Contingency:	\$ 9,814.81	
• Painting:	\$ 17,988.31	
	TOTAL RESERVES	\$566,627.34
	TOTAL CASH	\$619,781.54

- Property Manager's Report: See 6 and 7 below.

- Committee Reports:
  - Architectural: No report
  - Landscape: (1) Removal of tree next to 8736 was put on hold as tree may not be dead; and (2) issues with 8861 not resolved. Dead tree has been removed and tossed into property off Villas 1, but mold siding remains. House is up for sale so WPM directed to send letter to owner to remove the mold on the whole side of the house.
  - Parking and Traffic: No report. Some residents continue to park in visitor's parking. New draft policy is being developed by SharonLee Vogel, 8725, and will be submitted at a future session.
  - Social: Villas 1 potluck social scheduled for 9/20.
  - Maintenance: Committee planning a fall walk-around to observe repair needs. Owner of 8823 volunteered to help committee with the walk around.
- Old Business: WPM is transferring money from replacement to settlement reserve accounts as directed by the Board at August 20, 2015 meeting.
- New Business:
  - Master Insurance Policy: Cost of insurance went up by \$886 for a yearly total of \$25655. Draft budget adjusted accordingly, proposing no monthly increase in condo fees, and directed WPM to send draft budget for 2016 to owners by end of September.
  - Gutter Cleaning: Continued reports of dissatisfaction from owners as to performance. Board agreed to give company one more chance in November and residents will observe. The complaints are about clearing downspouts to allow free flow from gutters to underground pipes.
- Open Forum for Unit Owners—Questions and Comments
  - 8819: suffered water damage in basement due to water entering thru window well. Owner's HO-6 and Villas 1 Master Insurance Policy both rejected claim. Board and WPM agreed to take another look.
  - 8711: Called WPM last weekend to report water leaking from ceiling into kitchen nook next to back sliding door. Since leak had stopped, owner agreed to be patient until following Monday when a WPM employee would respond. As of Thursday evening meeting, no one from WPM had either called or visited.

President of WPM was in attendance and assured resident that WPM would act.

- Adjournment: 8:35 P.M.

  
JAMES K. MACGREGOR  
SECRETARY TO THE BOARD

DATE: 10/15/15