

M I N U T E S
VILLAS 1 BOARD OF DIRECTORS MEETING
APRIL 11, 2016

1. Call to Order:

The Board Meeting was called to order at 7:00 P.M. by Louis True, President. Other board members present were Steve Goodman – Vice President, Bob Vogel - Treasurer, Jerry Pelch, and George Warde, Secretary. The WPM representative, Patricia Lall, was also present. A total of 6 were present for the meeting.

2. Reading of Minutes for the March 14, 2016.

A motion to accept the March 14th minutes as written was approved. A copy of the minutes will be placed on the Snowden Overlook website under the Villas 1 section, placed in the Minutes Book in the Clubhouse, and a record copy sent to WPM.

3. Treasurer's report:

The Treasurer presented his report for March 2016 financials (attached). He mentioned the transfer for funds to a higher interest rate to be completed. The transfer of funds from the paint reserves to the replacement reserves account has been completed.

4. Property Manager Patricia Lall Reported:

- a. Screen re-attachment to Unit 8815. She will verify and report back to board.
- b. Drain leaders and gutters at 8705 have been repaired.
- c. Her report of a walking tour through Villas 1 with MainScapes was deferred to the Old Business portion of the meeting.
- e. She presented quotes for gutter cleaning contracts for discussion in the New Business portion of the meeting.
- f. A request for bid from Miller-Dodson to update their 2009 Reserve Study was made.

5. Committee Reports:

- a. Architectural: A resident is pursuing an application for a solar panel installation but has not been presented. (Ronni True)
- b. Landscaping: Yew hedges were discussed. Damaged or dying plants will be removed. Property owners to be notified. (Ronnie True)
- c. Social: A reminder that V-1 is planning a spring bash for May 21, 2016. (Bob Vogel)
- d. Parking and Traffic: No report at this time.

e. Maintenance: Every spring there is much to do in Villas 1 and a letter is being drafted for distribution. (Steve Goodman)

6. Old Business:

Drain leader improvements:

Patricia Lall presented the results of her tour through the Villas 1 area with MainScapes during which she noted, bad drainage, clogged Pop-Up drains, erosion around basement steps, and the need for a new swale.

She asked MainScapes to prepare a proposal for our areas of interest and presented it to the Board.

More research and discussion to be scheduled.

The Board requested another walkthrough of the area with our statement of work and the three bidding companies in-order-to have all bidding standardized. Board suggested getting opinion on a priority for repairs, how to make the repairs suggested and cost. Patricia Lall is requested to include board members for the tour once it is coordinated.

7. New Business:

a. The three Gutter Cleaning proposals were presented to the Board. Motion made and approved Chesapeake Services for 2 cleanings per year @ \$3,590: early June and late November.

b. Loose TV cables noted at Unit 8861 and Unit 8839. WPM requested to send letters to owners.

c. Yews were discussed. See 5b.


8. Open Forum for Unit Owners.

Nothing reported.

9. Adjournment:

Motion made, passed, to adjourn at 9 P.M.

May 9, 2016


GEORGE L. WARDE
Secretary to the Board

Attachments:

1. March financials