

## Minutes of Villas II Board Meeting July 28, 2020

The Board meeting was conducted via Zoom teleconference application.

Board members attending: Mark Bloom, Tom Hook, Steve Wolf, Bob Ellis, Nancy Thomas

WPM Manager attending: Patricia Lall

Several V2 committee members and residents participated via Zoom.

The Board meeting was called to order at 7:01 PM.

Minutes from the June 23, 2020 Board meeting were approved by the Board.

### President's Report –

- The food truck event organized by SOCA was very successful, with about 100 people participating. More food truck events are being planned by SOCA
- The Villas II Community Director position on the SOCA board is up for election. Mark Bloom has been filling that position for the past 3 years. The Board unanimously voted for Mark to continue as the Villas II Community Director on the SOCA Board for the next three years.

Treasurer's Report – Final financial data for June was not available for the meeting. It was provided later and is reported here.

- As of June 30: Replacement reserves = \$660,552; Checking account = \$39,032; Contingency fund = \$91,880, Painting fund = \$43,149
- Current reserves of \$660,552 is 101.8% of May 2020 goal of \$648,881, and 15.3% of 2047 goal of \$4,319,239
- Villas II is in compliance with reserve funds requirements
- Major planned expenses in June included: quarterly insurance payment (\$6,125); removal of dying trees (\$1,945); May and June landscaping payment (\$2,146); state taxes (\$715)
- Major unplanned expenses included: association self-insurance reimbursement for water damage caused by a water heater (\$3,506); repair of foundation wall crack (\$1,250); water proofing around foundation (\$3,200)

### Management Report -

- Received proposal from A-AAA to trim trees away from houses and fences - \$1400. Asked AMG also for a proposal to trim trees away from houses and fences
- Asked AMG to clear and mulch sites where they removed trees for-\$650
- Received proposal from AMG to add aeration and overseeding of entire community to annual maintenance - \$2500
- 8714 SB reported that a gutter was detached and soil was washing out from overflowing rain water. The gutter was not detached and a water diverter was recommended. All of the houses have similar problems because the gutters are not big enough for the amount of rain that has been falling. The Association will not pay for installing a water diverter
- Gorges & Company Insurance said that increasing the Villas II master policy deductible to \$10K would reduce the Villas II insurance premium by approximately \$1700 a year

### Committee reports –

- Advisory, Architecture and Landscape –

- Maintenance list is being updated and will be distributed
- Window replacements can be postponed to next spring, due to Covid restrictions
- A-AAA proposal to trim river birches and other large trees for \$1400 omitted some trees that also need to be trimmed
- Welcoming/Social – nothing to report

Old Business –

- No response from AMG on alternate plans for the entry flower beds
- Waiting for proposal from AMG to fill in sunken lawn areas where drainage pipes were replaced or repaired (8629 VR, 8631 VR, 8741 SB)
- Water testing at 8788 SB by SRS showed water coming in around gas pipes and above recently installed water proofing in corner. Get Hann & Hann back to fix waterproofing under warranty

New Business –

- Re HO-6 increase: Board members had been asked to check with their insurance providers to find out the cost of increasing their homeowner damage responsibility from \$5,000 to \$10,000. They reported that yearly premiums were raised by minimal amounts (\$3, \$11), or were not raised at all. With the reduction to the Master policy cost (~\$1,700) and fewer self-insurance events, the savings to Villas II association are greater than individual homeowner costs. The Board voted to raise the Master Policy deductible to \$10,000.
- Board approved at the July working meeting AMG's proposal to clear and mulch sites where trees were removed – \$650
- Approved proposal from AMG to add aeration and overseeding of entire community to annual maintenance - \$2500
- Approved up to \$1600 for trimming of trees that could damage houses or other structures
- Water damage inside at 8725 SB due to overflow of sump pump during heavy rains. Owner had water pipes cleaned and sump pump replaced. Owner needs to contact Patricia Lall to report insurance claim. Sump pumps last about 10 years, and should be replaced before they fail.
- A notice was sent to owners that they should check eaves and their trees for wasp/hornet nests. Removal of the nests is the owner's responsibility

Action Items –

- Contact Hann & Hann to reseal foundation at 8788 SB under warranty – Patricia Lall
- Negotiate with A-AAA or AMG for trimming of large trees, up to \$1600 – Howard Goodman
- Inform the owner at 8714 SB that the Association will not pay for a rain water deflector – Patricia Lall
- Ask Gorges & Company to increase the association damage deductible to \$10,000 – Patricia Lall
- Send notice to homeowners explaining the new HO-6 law and that Villas II would be raising the Master Policy deductible to \$10,000 and that homeowners should increase their damage deductible responsibility to \$10,000 – Mark Bloom and Patricia Lall

The meeting adjourned at 8:02 PM.

*Nancy Thomas*  
*Secretary*