

Minutes of Villas II Board Meeting August 25, 2020

The Board meeting was conducted via Zoom teleconference application.

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

WPM Manager attending: Patricia Lall

Several V2 committee members and residents participated via Zoom.

The Board meeting was called to order at 7:04 PM.

Minutes from the July 28, 2020 Board meeting were approved by the Board.

President's Report –

- At the V2 Working meeting on August 10, the Board approved A-AAA proposal to trim 12 river birch and 32 other trees, for \$4,600. Also at the Working meeting, the Board approved a proposal from AMG to fill in and seed sunken areas behind 3 units, for \$955
- SOCA is sponsoring another food truck event, on September 13
- The clubhouse kitchen remodeling is almost finished
- Algae on the containment pond has been reported to CA, with a request that it be cleaned out
- The SOCA Board is getting bids to install two speed humps on Dried Earth Boulevard
- Patricia Lall, V2 WPM Manager is getting a new assistant, Krystal Knisely

Treasurer's Report –

- As of July 31: Replacement reserves = \$666,220; Checking account = \$44,288; Contingency fund = \$92,916, Painting fund = \$44,823
- Current reserve of \$666,220 is 101.7% of July 2020 goal of \$654,897, and 15.4% of 2047 goal of \$4,319,239
- Villas II is in compliance with reserve funds requirements

Management Report -

- Requested BGE to perform a full property inspection of outdoor gas meter equipment after recent findings of leaks. BGE inspected external gas equipment on August 24 and reported that no leaks were found.
- Letter sent to residents August 19, with notice that Master Insurance policy deductible would be raised to \$10,000 effective September 30, and recommending that owners make sure their policies will cover the \$10K deductible
- Draft 2021 budget provided to the V2 Treasurer, Stephen Wolf
- Roof repairs made

Committee reports –

- Advisory, Architecture and Landscape –
 - The Maintenance List was finalized for distribution
 - Some Vast Rose houses backing to the woods have trees and vegetation from the woods growing over the grass in and interfering with the mowers. Homeowners are responsible for trimming those trees.
- Welcoming/Social – nothing to report

Old Business –

- The Maintenance List was distributed to homeowners on August 4
- Roof leaks detected and repairs made at 8728 SBW and 8752 SBW. Roof repairs but no leaks at 8771 SBW and 8743 SBW
- Hann & Hann returned August 21 to fix water still leaking at 8788 SBW. Repair was under warranty. More extensive waterproofing materials were installed and appear to be working.
- Tree trimming by A-AAA will begin September 8
- AMG to fill in sunken lawn areas where drainage pipes were replaced or repaired (8629 VR, 8631 VR, 8741 SB)
- More houses are having problems with rainwater overflowing gutters and/or downspouts because the gutters are not big enough for the amount of rain that has been falling.

New Business –

- AMG mower hit the A/C support base at 8655 VRD and knocked it off center. AMG said they would repair the base and remount the A/C unit, and have it checked for damage
- AMG mower damaged lawn at 8738 SB, will repair it
- Mites noted on red maples in front beds, owners should spray them
- Notice sent to homeowners to report any smell of gas to 911 and BGE
- Nutsedge is invading lawn areas. Natural Lawn said it could be sprayed but it would have minimal affect. It grows from runners and is very difficult to eradicate.
- The draft 2021 budget was reviewed, changes were recommended for review at next meeting.

Action Items –

- Ask Gorges & Company to check with other insurance companies – Patricia Lall
- Investigate audit report that incorrectly said Villas II has no common areas – Patricia Lall

Open Forum –

- Joel Meredith recommended that a statement of work be prepared before hiring an arborist. He volunteered to develop a statement of work

The meeting adjourned at 8:30 PM.

Nancy Thomas
Secretary