

Minutes of Villas II Board Meeting September 22, 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 7:03 PM.

Minutes from the August 25, 2020 Board meeting were approved by the Board.

President's Report –

- At the V2 Working meeting on September 14, the Board approved as a policy that holiday lights are allowed during December, consistent with community precedent. If a resident wants to put up lights at other times an application must be submitted.
- Villas II will take responsibility for the garden bed facing Dried Earth Blvd on the left of the entrance/exit from V2
- At the V2 Working meeting on September 14, the Board agreed to continue workman's comp in the master insurance policy and agreed to renew with Travelers.

Treasurer's Report –

- As of August 31: Replacement reserves = \$671,888; Checking account = \$47,663; Contingency fund = \$93,953; Painting fund = \$46,498
- Current reserve of \$671,888 is 102.6% of July 2020 goal of \$654,897, and 15.6% of 2047 goal of \$4,319,239
- Villas II is in compliance with reserve funds requirements

Management Report -

- Master insurance policy renewal submitted by Gorges & Co is \$36,268, 34% higher than last year. Total premium includes Fidelity Bond, Directors and Officers, Umbrellas and Workers Comp, in addition to the Property/Liability policy. This is the lowest premium available after the Agent shopped the policy to ten different carriers. The proposal provides for a \$10K deductible, as approved by the Board earlier this year.
- Draft 2021 budget provided to the Board for review and approval.
- Proposals were received from AMG and BrightView for updating entrance bed landscaping
- Sent out requests for proposals from arborists

Committee reports –

- Advisory, Architecture and Landscape –
 - Tree pruning work was completed by A-AAA Trees. A few trees were pruned too much, taking off branches that blocked reflected sunlight.
 - The entrance landscaping proposals from AMG and BrightView were reviewed by the AAL committee members, who made several suggestions
 - Some Vast Rose houses backing to the woods have trees and vegetation from the woods growing over the grass and interfering with the mowers. The Association will take

responsibility for trimming them this fall, but will review if it is actually a homeowner's responsibility.

- AMG may need to add dirt to filled area behind 8741 SB
- Request for a screen to be installed on the middle 2nd story side window of 8759 SB. With recent tree trimming the sun is reflecting from 8759 SB onto 8745 SB sunroom windows.
- Welcoming/Social – Patt will contract Debbie Hess, new resident who just moved in

Old Business –

- Landscaping Proposals from AMG and BrightView were reviewed. The Board voted to keep flower beds at the entrance for now, and consider the landscaping proposals next year
- CertaPro's offer for painting this year was not a significant reduction in cost, so Villas 2 will continue to plan for painting at 7 years as originally budgeted
- The Board approved renewal of the master insurance policy with Travelers, including continuing workman's comp and the increase to HO-6 deductible to \$10,000 as permitted by MD law

New Business –

- Draft architectural guideline changes for back yard tree trimming and defining holiday lights were rejected by the Board
- Payment to owners affected by excessive tree trimming will be discussed at the next work session
- The draft 2021 budget reflects a 3.8% increase in monthly assessments from \$260 to \$270. The major increased expense is the increased premium on the master insurance policy (from \$28K to \$36K). The draft budget was approved to be sent to V2 owners

Action Items –

- Proposals for asphalt repairs – Patricia Lall
- Review proposals from arborists – Patricia Lall
- Check for a better price for the master insurance policy – Patricia Lall
- Contact owner at 8759 SB about installing a screen on upper window; make and install the screen – Pete Gratton

Open Forum –

- Suggestion to put stones in the island tip at the entrance, as shown in both AMG's and BrightView's proposal. On hold until next year

The meeting adjourned at 7:43 PM.

Nancy Thomas
Secretary