

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

Valley Country Club

May 15, 2023

8:00 AM

Meeting was called to order at 8:06 a.m. by Tom Alfrey.

Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Tom Alfrey, Kathryn Ake, Kathy Hill, Margaret Escobedo and Dick Stein, Dan Darling

Board members absent and excused:

Homeowners: 0 Homeowners Present.

CPMG Staff: Virginia Johnson, Association Manager

Contractors: None

Landscape Committee: Board will work with current landscapers on new bids for berms, flowers and rock after they are established. They will also continue to get bids and move forward with flowers, berm work, Rock and mulch. Also looking at rain sensors for the sprinkler system.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from April 13, 2023 as written, was made by Tom Alfrey, seconded by Kathryn Ake and passed unanimously.

Financials/Legal:

- **Motion:** to approve the April 2023 financials prepared by CPMG subject to audit was made by Dick Stein, seconded by Dan Darling and passed unanimously.

Attorney Status Report: No accounts currently at attorney

Association Managers' Report: Virginia Johnson provided update on daily operations.

Board will work with Geoff from K and W on stucco repairs.

Gutters will be started week of May 15, 2023

Date for annual meeting is set for August 18, 2023 at 5:30 pm – CPMG will check with Lucy on logistics and date.

Board will send out email regarding lose pavers and we will compile a list for contractor.

Treasurer will meet with CPMG for 2024 budget after June 2023 financials

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 8:31 AM

Next Meeting: - June 12 2023 at 8:00 am