

# Villas at Valley Country Club Association

## Board of Directors Meeting Minutes

Valley Country Club

June 12, 2023

8:00 AM

Meeting was called to order at 8:00 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 continue to 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 May 15, 2023 as written, was made by Kathryn Ake, seconded by Margaret Escobedo and passed unanimously.

**Financials/Legal:**

- **Motion:** to approve the May 2023 financials prepared by CPMG subject to audit was made by dan Darling, seconded by Kathy Hill and passed unanimously.

**Attorney Status Report:** No accounts currently at attorney

**Association Managers' Report:** Virginia Johnson provided update on daily operations and action items were discussed.

1. Treasurer will meet with CPMG for 2024 budget after June 2023 financials and discuss at the July Board Meeting
2. CPMG will contact WDR for a walk with Tom Alfrey to determine if some regrading between houses is needed.
3. Tony will work with Tom Alfrey to look at window wells and determine if there are drains and a price to clean them out.
4. CPMG will reach out to pest control and determine the best course of action for voles
5. Landscape committee will continue to work with landscaper and areas of focus
6. Architectural Rules and Regulations for the association were discussed and are being updated. These will be communicated to owners after final approval.

**Architectural:** None

**Correspondence:** None

**Hearings:** None

**Adjournment:** 8:45 AM

**Next Meeting:** - July 17, 2023 at 8:00 am