

## Villas at Valley Country Club Association

### Board of Directors Meeting Minutes

July 18, 2018

Meeting was called to order at 8:01 a.m. by Tom Alfrey. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

**Board members present:** Tom Alfrey, Margaret Escobedo, Dan Darling, Bob Strauss and William Young

**Board members absent and excused:**

**Homeowners:** 0 Homeowners Present.

**CPMG Staff:** Virginia Johnson, Association Manager

**Contractors:** None

**Landscape Committee:** Margaret Escobedo and board had interactive discussion regarding projects.

**Annual BBQ Committee:** The annual barbeque was a huge success. Participation was up from last year.

#### **Meeting Minutes:**

- **Motion:** to approve the meeting minutes from June 20, 2018 as written was made by Dan Darling, seconded by Bob Strauss and passed unanimously.

#### **Financials/Legal:**

- **Motion:** to approve the June 2018 financials prepared by CPMG subject to audit was made by Tom Alfrey, seconded by Bob Strauss and passed unanimously.
- **Discussion:** Dan Darling and CPMG will hold a budget workshop prior to next meeting and present 2019 budget.

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

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

- **Discussion:** the board discussed dryer vents and would like to clean all the vents. CPMG will find a contractor.
- **Motion:** to approve the Supreme Commercial bid for the common area behind 14190 to extend the bed, add a drip line, plant 2 shrubs and add weed barrier and mulch for a total cost of \$880.00 was made by Tom Alfrey, seconded by Margaret Escobedo and passed unanimously.
- **Discussion:** The discussed the area behind the Dicks and the easement. Supreme Commercial will meet with homeowner and finalize a plan, understanding that the easement could still be visible from the patio.
- **Discussion:** The board discussed the roof inspection report from R3NG and the repairs that were made to broken tiles after recent hail storm.
- **Discussion:** The board discussed the trees at 14272 and asked CPMG to contact Swingle for removal and replacement.

**Architectural:** None

**Correspondence:** None

**Hearings:** None

**Adjournment:** 8:35 AM

**Next Meeting:** August 15, 2018 8:00 AM - Annual Meeting October 17, 2018

## **Minutes approved August 15, 2018 Board Meeting**