

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

January 27, 2016

Meeting was called to order at 5:00 p.m. by Jay Rabinowitz. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Jay Rabinowitz, Bob Strauss, Jeff Sandman, Mark Lettes

Board members absent and excused: Dan Greenholz

Homeowners: 0 Present -

CPMG Staff: Virginia Johnson, Association Manager

Meeting Minutes October 21, 2015:

- **Motion:** to approve the meeting minutes from October 21, 2015 as written was made by Jay Rabinowitz, seconded by Jeff Sandman and passed unanimously.

Financials/Legal:

- **Motion:** To accept the October, November and December 2015 financials prepared by CPMG and subject to audit, was made by Mark Lettes, seconded by Bob Strauss and passed unanimously.

Attorney Status Report: No accounts currently at Attorney – No Accounts delinquent -

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

Discussion: review of Cowboy Mowing Sprinkler Repair bid. Board directed CPMG to gather more information regarding the bid and tabled it until information gathered and Landscape Committee Chair has been named.

- **Motion:** to renew CPMG Contract for 2016 for a total cost of \$13,860.00 was made by Jeff Sandman and seconded by Bob Strauss and passed unanimously.
- **Motion:** to destroy Association records older than three years, other than those required by law to be maintained was made by Bob Strauss, seconded by Mark Lettes and passed unanimously.
- **Discussion and Update:** CPMG reported that they had a discussion with Proway regarding snow removal. When there is less than four inches of snow the contractor is authorized to shovel from side to side on driveways. When more than 4 inches, the shovelers will shovel to the street and then plow the street.
- **Discussion and Update:** CPMG reported that American Pest Control has set bait houses around all the buildings for a cost of \$425.00 and they will monitor the bait houses twice the first month then place the Association on a quarterly check for a charge of \$95.00.

Homeowner Forum: 0 Homeowners in attendance

Architectural:

Correspondence: None

Hearings: None

Adjournment: 5:35 p.m. to the Annual Meeting

Next Meeting: April 20, 2016 at 8:00 a.m. in the Country Club



Minutes Approved 4.20.16 at the Board Meeting

