

**Villas at Valley Country Club Association Board  
of Directors Meeting Minutes**

January 4, 2017

Meeting was called to order at 8:07 a.m. by Tom Alfrey. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

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

**Board members absent and excused:** None

**Homeowners:** 3 Homeowners Present

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

**Contractors Present:** None

**Committee Reports:**

❖ **Paint Committee: April Milam, Mindy Rabinowitz and Sue Darling**

**Discussion:** Representatives of the paint committee shared the results of meeting with color specialist and shared the colors scheme that was suggested. The committee and board members will walk the property mid-March to get a list of stucco repairs that are larger than a golf ball and firm up the bid of \$50.00 per hour for stucco repair NTC \$15,000 portion of the bid. The painting and repairs of the less than golf ball size stucco is firm at \$19,900. Three colors were presented and will be rendered on an example of a building by the committee. The painter will paint one building entirely and the board and committee will approve. The committee requested the Board to poll the homeowners and have them self-identify areas they feel need to be looked at in March. The painter will be asked to provide an insurance certificate with VVCC listed as additional insured prior to starting any work.

❖ **Landscape Committee: Margaret Escobedo**

**Discussion:** Margaret gave a report on Landscape and requested 1. Board get a bid from Swingle to do a deep trimming of all the trees on the property. The plan to add rock to the Island in front is on hold as homeowners are not on board with changing the look and feel too much rock. 2. Supreme Commercial will add sprinkler lines above ground to water the grass in that area. The underground sprinklers are being cut off by roots and not watering the area enough. 3. Gutter extensions need to be added to the downspouts and the water needs to be moved away from buildings. CPMG will ask R3NG to provide a bid.

**Board Member:**

- **Motion:** to ratify the board's decision to appoint Dan Darling to serve on board and fill the vacancy of Jay Rabinowitz term expiring October 2017 was made by Tom Alfrey, seconded by Bob Strauss and passed unanimously. Dan Darling will serve as Treasurer.

**Meeting Minutes:**

- **Motion:** to approve the meeting minutes from October 19, 2016 as written was made by Tom Alfrey, seconded by Bob Strauss and passed unanimously.

**Financials/Legal:**

- **Motion:** to approve the October 2016 and November 2016 financials, prepared by CPMG, subject to audit was made by Tom Alfrey, seconded by Bob Strauss and passed unanimously.

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

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

**Board Topics:**

- **Motion:** To ratify the Board's decision to adopt Rule #6 to the Rules and Regulations regarding short term rental definition was made by Tom Alfrey, seconded by Bill Young and passed unanimously

➤ **Motion:** To ratify the Board's decision to approve the CPMG contract for a total amount of 14,280.00 was made by Tom Alfrey, seconded by Dan Darling and passed unanimously.

**Discussion:** The Board discussed the snow contract and protocols, less than 4 inches will be shoveled side to side and more than 4 inches will be shoveled to the street and driveway aprons will be cleared to allow cars access to street.

**Discussion:** The board discussed homeowners not picking up after pets. The violations will be monitored now that there is awareness.

**Discussion:** The Board discussed the Assessment and are interested in possibly doing Downspout extensions, Paint and Tree Trimming all at the same time. Bids are being collected.

**Homeowner Forum:** 0 Homeowners in attendance

**Architectural:** None

**Correspondence:** None

**Hearings:** None

**Adjournment:** 9:23 a.m.

**Next Meeting:** February 1, 2017 at 8:00 am

**Minutes approved February 1, 2017 Board Meeting**