

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

October 19, 2016

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

Board members present: Jay Rabinowitz, Margaret Escobedo, William Young, Tom Alfrey,

Board members absent and excused: Bob Strauss

Homeowners: 0 Homeowners Present

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Election of Officers: Tom Alfrey will serve as President; Bob Strauss will serve as Vice President; Margaret Escobedo will serve as Secretary and Bill Young will serve as Member at Large. Jay Rabinowitz tendered his resignation from the Board.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from October 4, 2016 as written was made by Margaret Escobedo, seconded by Tom Alfrey and passed unanimously.

Financials/Legal:

- **Motion:** No New financials since October 4th Meeting

Attorney Status Report: No accounts currently at Attorney

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

Board Topics:

- **Discussion:** The board requested gutters and downspouts will be cleaned twice per year
- **Discussion:** The Board requested an annual roof inspection
- **Discussion:** The Board discussed the snow contract and protocols, they will walk with the snow contractor after this meeting to set protocols.
- **Discussion:** The engineer is set to inspect foundation at 14160 and 14364 this week
- **Discussion:** Paver repairs will be handled as reported through Sunrise Door and Trim
- **Discussion:** BandB Short Term rentals: the Board will revisit the rules and regulations and make sure these are covered.
- **Discussion:** the Board discussed the Comcast Agreement

Homeowner Forum: 0 Homeowners in attendance

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 9:15 a.m.

Next Meeting: January 18, 2017 at 8:00 am

Minutes approved January 4, 2017 Board Meeting