

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

Valley Country Club

November 13, 2023

8:00 AM

Meeting was called to order at 7:45 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, and Mack Graves

Board members absent and excused: Dan Darling and Margaret Escobedo

Homeowners: 0 Homeowners Present.

CPMG Staff: Virginia Johnson, Association Manager

Contractors: None

Landscape Committee: The landscape committee continues to work with the landscaper deliverables from the contract.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from October 16, 2023 as written, was made by Kathryn Ake, seconded by Kathy Hill and passed unanimously.

Financials/Legal:

- **Motion:** to approve the October 2023 financials prepared by CPMG subject to audit was made by Mack Graves, seconded by Kathryn Ake and passed unanimously.
- **Informational:** Kathryn Ake reviewed the Assessment Tracker and the board updated and will communicate the spreadsheet to the homeowners via email.

Attorney Status Report: No accounts currently at attorney

Action Between Meetings:

- Davey Tree 2024 Contract
- NYN Landscape Contract for 2024

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

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 8:25 AM

Next Meeting: - January 22th 2024