

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

February 1, 2017

Meeting was called to order at 8:00 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, William Young, Dan Darling

Board members absent and excused: Bob Strauss

Homeowners: 2 Homeowners Present

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: Russ Thomas, Supreme Commercial

Russ discussed the snow removal and it was decided that going forward the snow would be taken to the street, no matter how many inches and crews would be dispatched close to the end of the storm.

❖ **Landscape Committee:** Margaret Escobedo

Discussion: Margaret gave a report on Landscape and requested Russ provide a monthly calendar of items that will happen during the months along with the landscape bid for 2017. The landscapers will move some of the rock that has settled at the lower elevations back to the upper elevations and fill in bald spots instead of purchasing new rock. Supreme Commercial still plans to add sprinkler lines above ground to water the grass in front of the property. The underground sprinklers are being cut off by roots and not watering the area enough.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from January 4, 2017 as written was made by Tom Alfrey, seconded by Bill Young and passed unanimously.

Financials/Legal:

- **Motion:** to approve the December 2016 financials, prepared by CPMG, subject to audit was made by Tom Alfrey, seconded by Margaret Escobedo and passed unanimously.

Attorney Status Report: No accounts currently at Attorney

Association Managers' Report: Virginia Johnson provided update on daily operations. The yearly/monthly calendars, work orders and action items were discussed.

Board Topics:

- **Discussion:** The Board discussed the Insurance renewal for March 2017 and Tom Alfrey will reach out to Makey Towne, Broker with some additional questions prior to approval. The PPP Membership was also explained, as it is a group of HOAs that secure Insurance at lower rates. The cost is \$225.00 annually and is included in the cost of the Umbrella.
- **Discussion:** Landscape Contract was discussed with Russ Thomas, he will provide a monthly calendar of action items and the Board will incorporate that with the contract prior to approval.
- **Discussion:** The Board discussed the snow contract and protocols and changed from "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" to all snow will be shoveled to the street and driveway aprons will be cleared to allow cars access to the street. Workers will be dispatched toward the end of the storm to reduce shoveling twice when possible.
- **Discussion:** The board discussed the governance policies that were adopted in 2014 and will not amend them at this time. CPMG will publish on the web site.

Homeowner Forum: 2 Homeowners in attendance

- ❖ Topics discussed: snow removal and Comcast and balances of reserve accounts and operating accounts

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 9:15 a.m.

Next Meeting: March 8, 2017 at 8:00 am

Minutes approved March 8, 2017 Board Meeting