

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

March 8, 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, and Bob Strauss

Board members absent and excused:

Homeowners: 0 Homeowners Present

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

❖ **Landscape Committee:** Margaret Escobedo

Discussion: The list of items per month that the landscaper will accomplish was reviewed and CPMG will incorporate with the annual calendar.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from February 1, 2017 as written was made by Tom Alfrey, seconded by Bill Young and passed unanimously.

Financials/Legal:

- **Motion:** to approve the January 2017 financials, prepared by CPMG, subject to audit was made by Tom Alfrey, seconded by Bill Young and passed unanimously.
- **Motion:** to approve the letter of engagement from Weidner for 2017 taxes for a total cost of \$315.00 was made Tom Alfrey, seconded by Dan Darling and passed unanimously.
- **Motion:** to approve a Special Assessment in the amount of \$3,500 per unit, payable by May 1, 2017 for painting, (119,900.00) stucco repairs (7,481.00) roof repairs (11,910.00) landscaping (3,000) tree Pruning (10,000.00) downspout extensions for drainage (6,314.00) and new entrance sign (\$2,000) for a project total of \$160,605.00 with \$45,605 being funded from reserves was made by Tom Alfrey, seconded by Dan Darling 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:

- **Motion:** To ratify the board's decision to renew the Insurance with a \$15,000,000 blanket building value for a total cost of \$35,324.00, (Property \$32,740.00, Directors and Officers \$854.00, Crime \$600.00, and Umbrella \$1,130.00) was made by Tom Alfrey, seconded by Margaret Escobedo and passed unanimously.
- **Motion:** to approve the Landscape Contract for a total cost of \$19,148.00 paid in 8 monthly installments of \$2,393.50 was made by Margaret Escobedo, seconded by Bob Strauss, and passed unanimously.
- **Motion:** to have ECC repair the wall from the auto accident for a total cost of \$4900 was made by Tom Alfrey, seconded by Margaret Escobedo and passed unanimously.
- **Motion:** to accept the R3NG bid for downspout extensions for a total cost of 6,314.00 was made by Tom Alfrey, seconded by Dan Daring and passed unanimously.
- **Discussion:** The Board discussed the Comcast contract and Tom will send a letter to them regarding rate increases.

- **Discussion:** The board discussed the stucco Bids and the ones received are on hold waiting for others.

Homeowner Forum: 0 Homeowners in attendance

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 9:36 a.m.

Next Meeting: April 5, 2017 at 8:00 am

Minutes approved April 5, 2017 Board Meeting