

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

April 20, 2016

Meeting was called to order at 8:10 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, Mark Lettes, Jeff Sandman, Bob Strauss

Board members absent and excused:

Homeowners: 0 Present -

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Meeting Minutes:

- **Motion:** to approve the meeting minutes from January 27, 2016 as written was made by Jay Rabinowitz, seconded by Bob Strauss and passed unanimously.

Financials/Legal:

Motion: To accept the January, February and March 2016 financials prepared by CPMG and subject to audit, was made by Mark Lettes, seconded by Jeff Sandman and passed unanimously.

Attorney Status Report: No accounts currently at Attorney

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

- **Motion:** to approve the Cowboy Mowing Sprinkler Repair-rebuild bid for a total not to exceed \$33,362.14 was made by Margaret Escobedo, seconded by Jay Rabinowitz and passed unanimously.
- **Motion:** to ratify the Board's decision to engage Cowboy Mowing for the 2016 landscape contract for a total cost of \$18,915.00 was made by Margaret Escobedo, seconded by Jeff Sandman and passed unanimously.
- **Motion:** To ratify the board's decision to renew the Insurance with Moody Insurance for a total cost of \$42,924.00 was made by Mark Lettes, seconded by Jay Rabinowitz and passed unanimously.
- **Discussion:** the directory will be out this month.
- **Discussion:** The Board discussed the rate increase from Alpine.
- **Discussion:** regarding the stucco walls – repairs need to be done before the cracks spread. A group will walk the property and determine which walls in the back are Association owned.
- **Discussion:** The Board requested bids for a Reserve Study
- **Discussion:** The Board discussed woodpeckers, rodents, voles and bird feeders

Homeowner Forum: 0 Homeowners in attendance

Topics discussed:

Architectural:

Correspondence: None

Hearings: None

Adjournment: 9:28 a.m.

Next Meeting: July 20, 2016 and October 26, 2016 Annual Meeting

Minutes Approved July 20, 2016