

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

April 5, 2017

Meeting was called to order at 8:03 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: 1 Homeowners Present

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Landscape Committee: Margaret Escobedo

Discussion: The spring cleanup has begun and the board is happy with progress. The Landscape committee will meet with Landscaper to compile a list of to do items and an initial walk through for 2017. Prior to the end of the month.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from March 8, 2017 with corrections was made by Tom Alfrey, seconded by Bill Young and passed unanimously.

Financials/Legal:

- **Motion:** to approve the February 2017 financials, prepared by CPMG, subject to audit was made by Tom Alfrey, seconded by Dan Darling and passed unanimously.
- **Update on Special Assessment:** Four (4) Homeowners are paid in full. Special Assessment of \$3,500.00 from each homeowner is due May 1, 2017.

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 approve the Field Masters Stucco Repair bid for a total cost of \$7,400.00 was made by Tom Alfrey, seconded by Bob Strauss and passed unanimously.
- **Motion:** To ratify the board's decision to approve the ECC repair bid for the wall from accident for a total cost of \$4,900.00 was made by Tom Alfrey, seconded by Margaret Escobedo and passed unanimously.
- **Motion:** To ratify the board's decision to approve ECC pre paint stucco repair bid on areas larger than a golf ball for a total cost of \$5,000.00 was made by Tom Alfrey, seconded by Bob Strauss and passed unanimously.
- **Discussion:** The Board discussed the Comcast contract and Tom will send a letter to them regarding rate increases. Several homeowners have realized reductions in their bills when they discuss with a Comcast representative.

Homeowner Forum: 1 Homeowners in attendance

No topics discussed

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 8:31 am

Next Meeting: May 3, 2017 at 8:00 am

Minutes approved May 3, 2017 Board Meeting