

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

July 20, 2016

Meeting was called to order at 8:04 a.m. by Jay Rabinowitz. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Jay Rabinowitz, Bob Strauss, Mark Lettes, Margaret Escobedo

Board members absent and excused: Jeff Sandman

Homeowners: 2 Present -

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Landscape Committee:

Margaret updated the Board on the Landscape work –

Meeting Minutes July 29, 2015:

- **Motion:** to approve the meeting minutes from April 20, 2016 as written was made by Mark Lettes, seconded by Margaret Escobedo and passed unanimously.

Financials/Legal:

- **Motion:** To accept the April, May and June 2016 financials prepared by CPMG and subject to audit, was made by Mark Lettes, seconded by Jay Rabinowitz and passed unanimously.

Attorney Status Report: No accounts currently at Attorney

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

- **Motion:** to ratify the board's decision to terminate Cowboy Mowing landscape contract due to poor performance was made by Bob Strauss, seconded by Margaret Escobedo and passed unanimously.
- **Motion:** to ratify the Board's decision to move forward with the Reserve study by McCaffery Reserve Specialist for a total cost of \$1500. Was made Bob Strauss, seconded by Jay Rabinowitz and passed unanimously.
- **Discussion:** Margaret Escobedo will talk to Mark Oviatt and gage interest in doing the flowers in the beds.
- **Discussion:** regarding repairing the stucco walls in the front – it was decided to wait and see what the reserve study suggests and possible handle when the property is painted next year.
- **Discussion:** The Board discussed the success of the dryer cleaning and fireplace cleaning programs and are interested in doing it on a yearly basis.
- **Discussion:** The Board discussed the success of the Comcast Day on June 8th.
- **Discussion:** The Board asked CPMG to prepare a budget for 2017 and it will be reviewed via email.
- **Discussion:** CPMG will work with Valley Country Club on snow removal for 2016-2017 season.

Homeowner Forum: 2 Homeowners in attendance

- ❖ Painting
- ❖ Irrigation
- ❖ Stucco

❖ Monthly assessments

Architectural:

Correspondence: None

Hearings: None

Adjournment: 9:15 a.m.

Next Meeting: October 4, 2016 at 5:15 p.m. in the Country Club prior to the Annual Meeting



Minutes approved at the 10.04.16 Board Meeting

