

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

September 6, 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: 0 Homeowners Present

CPMG Staff: Virginia Johnson, Association Manager

Contractors Present: None

Landscape Committee: Margaret Escobedo

Discussion: Mark Orvatt is interested in submitting a bid to add flowers at the new entrance sign.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from July 12, 2017 as written was made by Dan Darling, seconded by Bill Young and passed unanimously.

Financials/Legal:

- **Motion:** to approve the July 2017 financials, prepared by CPMG, subject to audit was made by Dan Darling, seconded by Tom Alfrey and passed unanimously.
- **Motion:** to approve the 2018 budget with no increase was made by Tom Alfrey, seconded by Margaret Escobedo and passed unanimously. Board thanked Dan Darling for all his preparation and presentation work done on the budget.

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 gutters will be cleaned every two years with problem areas done every year or as needed.
- **Discussion:** Terco has done a lot of work on homeowner's windows and will be asked for a bid to evaluate caulk around windows. They will also be the preferred vendor for golf ball repairs.
- **Discussion:** The date for the annual meeting will be October 10, 2017.

Homeowner Forum: 0 Homeowners in attendance

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 8:55 am

Next Meeting: October 10, 2017 prior to Annual Meeting 5:00 PM

Minutes approved October 10, 2017 Board Meeting