

**APPROVED MINUTES
SPECIAL BOARD OF DIRECTORS MEETING
Tuesday, April 19, 2016**

1. **Call to Order & Confirm a Quorum:** President Melanie Neilson called the meeting to order at 3 p.m. and established that a quorum of all five Board Members was present.
2. **Approval of Minutes:** George moved and Marvin seconded approval of the Monday, February 15, 2016 Board Meeting Minutes. Motion passed unanimously.

Board Members Present (5): Melanie Neilson, George Nersesian, Nancy Horvat, Bea Tuxbury and Marvin Wycoff.

Residence in Attendance (18): Doris Bickel, Dal & Liz Foreman, Dennis Hill, Sylvia Wilson, Mike Hatmaker, Ed Sand, Jan Deschamp, Ron Tuxbury, Dick & Brenda Robertson, Bill Howard, Robert Sharp, Chris Costello, Joe Wiltz, Jane Kusters, Barbara & Bill Katz

3. **HOA #1 General Manager Report: Vivian Timian** reported that progress has been made in establishing parking at the Activity Center with additional parking being developed next to the Bocce Ball Courts. She reminded everyone to attend the HOA #1 Annual Meeting on April 28, 2016.
4. **President's Report:** Melanie reported that there are currently two villas for sale.
5. **Treasurer's Report:** Mike Hatmaker stated that copies of his reports will be sent by email to all villas owners along with an update report from the Finance Committee.
6. **Committee Reports and Discussion of Proposed Action Item(s)**
 - A. **Landscaping** – Marvin Wycoff stated that our current landscaping contractor does not provide spraying for bug infestations. Ms. Timian agreed to have the HOA #1 licensed employee provide this service with the villas paying for supplies.
 - B. **Maintenance/Painting** – Ron Tuxbury reported that Approved Painting is in the process of repairing/replacing and painting, as needed, garage door surrounds. They will begin sealing and painting the north wall facing the Villas shortly. It has been a challenge to locate a worker who can and will remove and replace expansion joint materials to minimize possible trip hazards. Ron anticipates the cost will be approximately \$2,500 when he this project is contracted.
 - C. **Termites/Pests** – Liz Foreman (e-mailed report to all owners)
 - D. **ALC/Documents/Rules** – Doris Bickel / Dennis Hill walked our property and observed some ALC noncompliance issues that were brought to the attention of

respective property owners. With the cooperation of the owners involved the Villas properties are now substantially in compliance.

- E. Social – Unit 20 Happy Hours continue to be held on the **third Monday of each month** (excluding December) with attendance ranging from 12 – 28 participants.
- F. Ad Hoc Lighting Committee – Jan Deschamp distributed written copies of the Committee's report that was submitted to the Board. Discussion followed with one resident opting for no additional lighting. Majority of other residents attending were supportive of the proposal to install electrical "mushroom" lights in the west parking area.

7. Actions Approved Without a Meeting (April 12, 2016):

- A. Board approved unanimously on April 12 via e-mail Approved Painting's proposal for \$3,950 to repair or replace and repaint all garage door surrounds including stucco touch-up when needed. (This project is scheduled to begin April 18.)
- B. Board approved unanimously on April 12 via e-mail Approved Painting's proposal for \$2,975 to seal and paint the north wall facing the Villas. (HOA #1 will paint the north wall facing the golf course.)

8. Action Items:

- A. Marvin moved and George seconded approval of the purchase and installation of up to **three** Electrical "Mushroom" lights (not to exceed \$900) at a height and spacing as determined appropriate by the HOA #1 light specialist to light the parking spaces indicated by white lines in the Villas west parking area. Motion passed unanimously.
- B. After learning today that our Villas landscaping contractor does not perform spraying for bug infestations and the fact that a few Villas plants have such infestations, George moved and Marvin seconded approval for Marvin to secure the necessary staff, equipment, and spraying chemicals to resolve the current issue. Motion passed unanimously. (Note: Marvin will first work with HOA #1 staff to assess the need and source for personnel and chemicals to resolve this issues and is authorized to approve payment for the necessary costs.)

9. Conference Items, Audience Questions and Answers:

Melanie introduced new resident **Jane Kusters** as this was the first meeting that she has been able to attend.

- 10. **ADJOURNMENT:** George moved and Marvin seconded to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 4:10 p.m.

Nancy Horvat, Secretary