

**BOARD OF DIRECTORS MEETING
Thursday, April 20, 2017
ACTIVITY CENTER**

APPROVED MINUTES

- 1. Called to Order** at 10:00 AM with a Quorum of all 5 Board Members. Melanie Neilson, Nancy Horvat, Don Ebbeson, George Nersesian and Marvin Wycoff.

Owners Present: Dal and Liz Foreman, Doris Bickel, Ron Spaniol, Ted and Jan Deschamp, Pierre Fabinski, Mike Hatmaker, R. P. Robertson, Connie and Frank Witkowski, Bob Sharp, Britt Northcutt, Cathy and Bill Howard and Ron Tuxbury.

2. Approved February 20, 2017 Minutes - George Nersesian moved to approve February 20, 2017 Board Meeting Minutes and Marvin seconded the motion. Motion passed.

- 3. Discussion Items:**

Villa Roof Replacement—Mike Hatmaker reviewed various funding options that were distributed via email to all Villas owners. Board Members and Owners present discussed these options. “Straw vote” was taken of all in attendance as to their preference for monthly tile roof replacement reserve funding assessment and/or a higher annual assessment. Majority “voted” for monthly assessment. Six preferred to prepay estimated \$15,000 roof replacement cost in 2018. The Finance Committee will make final recommendation(s) at the fall Board Meeting. The 2018 Budget will be approved at the November 16 Board Meeting and then all Owners will be advised of the Villas 2018 monthly maintenance fee and special roof replacement assessment.

- 4. Action Items:**

- A. Don moved to approve the Board’s consensus that expansion joint filler replacement in the Villas walkways and driveways is the responsibility of the owners, not the Association. George seconded. Motion passed.

- 5. Adjournment:** The meeting adjourned at 11:27 AM

The next planned Villa Board meeting will be 10 a.m. Thursday, August 17 in the Activity Center.

Nancy Horvat, Secretary