

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
September 23, 2019

Board members in attendance: Pete LaGuardia, Matt Adler, Robert Scharrer, Joe Abarno,
Gary Lange

Management in attendance: Gloria Tebyanian

Homeowners Present: 2

1) CALL TO ORDER:

The meeting was called to order by Pete LaGuardia, Board President at 7:01 p.m.

2) Items discussed during Homeowner Forum were:

No homeowners had spoken.

3) Committee Reports:

Covenants Committee –Covenants member mentioned that they were losing one member and needed another person to take his place.

Grounds Committee – No Grounds member present.

Finance Committee- Finance Chair briefly reviewed the financials and his concern about a late fee that was received from Washington Gas. Would like to have this fee waived.

Social Committee – No member present.

4) Association Business:

Pete LaGuardia advised the community that the Board was now entering the business section of the meeting and residents should not speak unless recognized by the Chair.

The minutes from the July 22, 2019 board meeting were approved. Motion by Joe Abarno. Seconded by Gary Lange.

5) Financial Reports:

Board Treasurer briefly reviewed the August Financials and mentioned he needed some clarifications from the PMP Accountant.

ACTION/DISCUSSION ITEMS

Reaffirm Wintrust 22 month CD @ 2.5%

The Board reaffirmed their approval of transferring the CD that expired on August 17, 2019 to Wintrust Bank for 22 months at a rate of 2.5%.

Current Contracts and Expiration Dates

The Board asked to go out to bid on the Landscape, Pool Management and Snow Removal contracts.

Hazardous Trees Removal

The Board approved using Freedom Tree Service to remove the hazardous trees that have been identified throughout the community. Motion by Robert Scharrer. Seconded by Gary Lange.

Clubhouse Shingles Replacement

The Board Tabled this for a future date. Motion by Matt Adler. Seconded by Pete LaGuardia.

Pool Chaise Lounges

This was approved by the Board to re-sling 12 chaise lounges and purchasing 1” round flat foot glides for the pool chairs. Motion by Robert Scharrer. Seconded by Gary Lange.

Clubhouse French Doors

The Board Denied replacing the French doors on the clubhouse and would like to get pricing on replacing hardware on the existing doors instead. Motion by Matt Adler. Seconded by Joe Abarno.

2020 Draft Budget

The Board approved the proposed 2020 Draft Budget with a \$1 increase in assessments for townhomes and single family homes. Motion by Gary Lange. Seconded by Joe Abarno.

Grounds Committee Charter Updates

The Board reviewed the additions to the Grounds Committee Charter that were previously approved.

Design and Maintenance Standards Modifications to Signs and Animals.

The Board approved the proposed changes with amendments, to the Design Guidelines regarding temporary signs for community events and new guidelines for animals. Motion by Gary Lange. Seconded by Robert Scharrer.

MANAGEMENT REPORT – PMP:

A. General Items

None

B. Landscaping/Trash/Snow Removal

None

C. Architectural

Architectural Property Log was reviewed.

D. Covenants

Covenants Violation tracking worksheet was reviewed

E. Common area/Pool/Clubhouse

None

F. Other Financial

None

PENDING ACTION ITEMS:

The Action Item list was reviewed.

OLD/NEW BUSINESS:

None

ADJOURNMENT:

On a motion by Pete LaGuardia. Seconded by Gary Lange, the meeting was adjourned at 8:05pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies.

Executive Session was closed at 8:33 pm. Motion by Pete LaGuardia. Seconded by Joe Abarno.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.