

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
September 24, 2018

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

Gary Lange - Absent

Management in attendance: Gloria Tebyanian

Homeowners Present: 6

1) CALL TO ORDER:

The meeting was called to order by Pete LaGuardia, Board President at 7:03 p.m.

2) Items discussed during Homeowner Forum were:

1. Resident asked if there was any way to keep foxes away from his property.

3) Committee Reports:

Covenants Committee –Covenants member mentioned that they need new volunteers to replace members that will be leaving the committee soon.

Grounds Committee– Committee chair mentioned why he joined the committee and that he wants to ensure that the community landscaping is maintained to keep property values.

Finance Committee – No member present.

Social Committee –Not discussed.

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 23, 2018 board meeting were approved. Motion by Matt Adler. Seconded by Robert Scharrer.

5) Financial Reports:

The Board Treasurer briefly reviewed the August Financials. Also, the Board approved moving \$14,000 of the townhome snow reserves to the Townhome general reserves at the end of the year. Motion by Robert Scharrer. Seconded by Pete LaGuardia.

ACTION/DISCUSSION ITEMS

2019 Draft Budget

The Board approved the 2019 Draft Budget with changes to move \$1,000 from the Social Budget to a Committee Appreciation Budget. Motion by Robert Scharrer. Seconded by Matt Adler.

New Volunteers for Committees

The Board approved Sergey Volkov for the Covenants Committee, Ann Johnson, Alison Pondo, and Ritesh Agrawal for the Social Committee. Also, Ben Sanders was approved to be the Grounds Committee Chairperson. Motion by Pete LaGuardia. Seconded by Matt Adler.

Committee Appreciation Event

The Board approved having a committee appreciation event on November 4, 2018 from 4-6pm in the clubhouse for all current and past members, along with spouses and children. It was also approved to have this event budgeted for the coming years. Motion by Robert Scharrer. Seconded by Pete LaGuardia.

2019 Social Committee Calendar

The Board approved the 2019 VOP Social events. Motion by Robert Scharrer. Seconded by Joe Abarno.

Fall Turf Renovations

The Board approved HLS to do Fall turf renovations throughout the community. Motion by Matt Adler. 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 Matt Adler, the meeting was adjourned at 8:37 pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies. The Board approved writing off the \$900 violation charges for account#30669 since they are currently in compliance. Executive Session was closed at 9:00 pm. Motion by Matt Adler. Seconded by Joe Abarno.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.