

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
November 25, 2019

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

Management in attendance: Gloria Tebyanian

Homeowners Present: 3

1) CALL TO ORDER:

The meeting was called to order by Pete LaGuardia, Board President at 7:00 p.m.

2) Items discussed during Homeowner Forum were:

No homeowners had spoken.

3) Committee Reports:

Covenants Committee –Covenants member mentioned that trash can enclosures are in violation since they are not part of the Design Guidelines. Would like something put in the January/February newsletter and to invite homeowners to come to their March meeting for discussion.

Grounds Committee – Grounds chairperson discussed how they went out to bid for a new pool company and use one that has local lifeguards.

Finance Committee- No member present.

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 September 23, 2019 board meeting were approved. Motion by Gary Lange. Seconded by Robert Scharrer.

5) Financial Reports:

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

ACTION/DISCUSSION ITEMS

Reaffirm Congressional Bank CD

The Board reaffirmed their email approval of transferring the CD that expired on October 7, 2019 to Congressional Bank for 12 months at a rate of 2.35%.

Reaffirm Using Cedar Run Landscaping for Snow Removal

The Board reaffirmed their email approval to use Cedar Run Landscaping for snow removal this winter season.

2020 Proposed Board Meeting Dates

The Board approved the proposed Board Meeting dates for 2020. Motion by Joe Abarno. Seconded by Gary Lange.

New Pool Management Company

The Board approved switching pool management companies and using Virginia Pools for the 2020 pool season. Motion by Gary Lange. Seconded by Joe Abarno.

Imagery Print and Promotions Company for Creating Newsletter

This was reviewed by the Board to look into using this company for future newsletters. Tabled for a later date. Motion by Robert Scharrer. Seconded by Pete LaGuardia.

Two New Volunteers for the Covenants Committee

The Board approved David Gochenour and Matt Hewson as new members of the Covenants Committee. Motion by Gary Lange. Seconded by Pete LaGuardia.

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 8:02pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies.

Executive Session was closed at 8:19 pm. Motion by Pete LaGuardia. Seconded by Joe Abaro.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.