

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
March 23, 2020

Board members in attendance: Pete LaGuardia, Matt Speidel, Robert Scharrer (via phone), Joe Abarno (via phone)

Management in attendance: Gloria Tebyanian

Homeowners Present: No homeowners present

1) CALL TO ORDER:

The meeting was called to order by Pete LaGuardia, Board President at 7:05 p.m.

2) Items discussed during Homeowner Forum were:

No homeowners present

3) Committee Reports:

Covenants Committee – No report.

Grounds Committee – No report.

Finance Committee- Financial review of January/February 2020.

Social Committee – No member present.

4) Association Business:

Pete LaGuardia advised the Board was now entering the business section of the meeting.

The minutes from the January 27, 2020 board meeting were approved. Motion by Robert Scharrer. Seconded by Joe Abarno.

5) Financial Reports:

Board Treasurer briefly reviewed the January/February 2020 Financials.

ACTION/DISCUSSION ITEMS

Pool Opening For Board Discussion

The Board tabled this for a later date.

Hiring of an Inspector from PMP to do a Comprehensive Violation Inspection of all Homes in Villages of Piedmont The Board approved hiring a PMP Violation Inspector to do a comprehensive inspection of all homes. Motion by Pete LaGuardia. Seconded by Matt Speidel.

New Tennis Court Gates

The Board approved using QRestoration to replace two tennis court gates that would self-close and lock. Motion by Pete LaGuardia. Seconded by Joe Abarno.

Villages of Piedmont Contracts for Board Review

Tennis Court Crackfill work.

This was tabled until three bids are acquired. Motion by Robert Scharrer. Seconded by Pete LaGuardia.

New Pool Pergola

The Board tabled this until the April 20, 2020 Annual Meeting. Motion by Robert Scharrer. Seconded by Pete LaGuardia.

Number of Board Meetings Per Year

The Board approved changing the amount of Board meetings from six times to four times per year. These would occur the fourth Monday of January, June, September and December. Motion by Matt Speidel. Seconded by Joe Abarno.

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 Robert Scharrer, the meeting was adjourned at 7:36pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies.

Executive Session was closed at 7:39 pm. Motion by Pete LaGuardia. Seconded by Robert Scharrer.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.