

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
April 24, 2017

Board members in attendance: Eric Ivancic, Matt Adler, Joe Abarno

Management in attendance: Ed Thomas, Gloria Tebyanian

Homeowners Present: 2

1) CALL TO ORDER:

The meeting was called to order by Eric Ivancic, Board President at 7:07 p.m.

2) Items discussed during Homeowner Forum were:

1. Homeowner mentioned that there were two trees down in the preserve. Asked who to contact about this.

3) Committee Reports:

Covenants Committee – No report.

Grounds Committee – Grounds member mentioned that they were on track for the May Sealcoating of the townhome roads and clubhouse.

Finance Committee – Committee member reviewed the March 2017 financials. Also, mentioned that the expenses for the volleyball court needs to be re-classified to the operating account.

Social Committee – No report.

4) Association Business:

Eric Ivancic 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 February 27, 2017 board meeting were approved. Motion by Eric Ivancic. Seconded by Matt Adler.

5) Financial Reports:

Ed Thomas of PMP briefly discussed the March Financials.

ACTION/DISCUSSION ITEMS

Appointment of 2017 Committees

The Board approved the Committee members for 2017. Motion by Eric Ivancic, Seconded by Matt Adler.

Acceleration Authority- Draft Collection Policy Resolution

The Board approved the Attorney drafted Collection Policy Resolution. Motion by Eric Ivancic, Seconded by Matt Adler.

Clubhouse Interior Painting

The Board approved using QRestoration to paint the entire interior of the clubhouse. Motion by Eric Ivancic, Seconded by Matt Adler.

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 Eric Ivancic, Seconded by Matt Adler, the meeting was adjourned at 8:10 pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies and account write-offs. The collection accounts were reviewed. Motion by Eric Ivancic, Seconded by Matt Adler. Executive Session was closed at 8:25 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.