

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
May 20, 2019

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

Management in attendance: Gloria Tebyanian

Homeowners Present: 12

1) CALL TO ORDER:

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

Guest speaker Richard Weinmann of Prince William County Transportation Planning Division reviewed the traffic study report on Oakton Avenue. He explained what makes a street qualify for a traffic calming plan.

2) Items discussed during Homeowner Forum were:

Homeowner mentioned the Annual Barbecue was great and that there was a huge turnout.

3) Committee Reports:

Covenants Committee –No members present.

Grounds Committee – Grounds member discussed about enhancements that were made in the community. Also, mentioned about future enhancements.

Finance Committee- Finance Chair briefly reviewed the financials.

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 March 25, 2019 board meeting were approved. Motion by Gary Lange. Seconded by Matt Adler.

5) Financial Reports:

Board Treasurer briefly spoke of items that need to be reclassified into the reserve account.

ACTION/DISCUSSION ITEMS

Clubhouse Doors Replacement

The Board reaffirmed their email decision to approve replacing three doors on the clubhouse that were broken. Motion by Pete LaGuardia. Seconded by Robert Scharrer.

2018 Tax Extensions

The Board approved making quarterly estimated payments of \$325 per quarter for Federal payments. Also, \$130 per quarter for Virginia payments. Motion by Pete LaGuardia. Seconded by Matt Adler.

Transfer From Contingency Reserves

The Board approved transferring \$580 from the Contingency Reserve Balance to the CAG Snow Removal account. Also, transfer \$7,293.50 from the Townhome Snow Contingency Reserve to the Townhome Snow Removal Operating account. Motion by Robert Scharrer. Seconded by Gary Lange.

Clubhouse Bathroom Dividers

The Board approved using QRestoration to install new clubhouse bathroom dividers. Motion by Gary Lange. Seconded by Pete LaGuardia.

2018 Tax Extension Payments

The Board approved the extension payments for the 2018 Federal and Virginia Tax Returns. Motion by Matt Adler. Seconded by Pete LaGuardia.

Stair Installation At Trailhead

This was denied by the Board. Motion by Gary Lange. Seconded by Matt Adler.

New Picnic Tables For The Gazebos Located Near The Clubhouse

The Board approved purchasing two new picnic tables to be installed under the gazebos near the clubhouse. Motion by Gary Lange. Seconded by Joe Abarno.

Drainage Installation Near Clubhouse And Raising Up Sidewalk

The Board approved using Springfield Construction to install drainage and lift the sidewalk near the pool deck to cure the issue with standing water and mud. Motion by Robert Scharrer. Seconded by Gary Lange.

Increase of Clubhouse Rental Fee

The Board approved raising the clubhouse rental fee from \$100 to \$150. Motion by Pete LaGuardia. 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 Pete LaGuardia. Seconded by Gary Lange, the meeting was adjourned at 8:44pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies. Executive Session was closed at 8:56 pm. Motion by Pete LaGuardia. Seconded by Gary Lange.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.