

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
May 22, 2017

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

Allen Wagner, Absent

Management in attendance: Gloria Tebyanian

Homeowners Present: 3

1) CALL TO ORDER:

The meeting was called to order by Eric Ivancic, Board President at 7:04 p.m.

2) Items discussed during Homeowner Forum were:

1. Homeowner mentioned that he liked the idea that new policy resolutions are either posted on the website or sent through a mailing to inform homeowners.

3) Committee Reports:

Covenants Committee – Covenants member stated that all approved architectural applications need to be re-confirmed at their next regularly scheduled meeting.

Grounds Committee – None

Finance Committee – Committee member reviewed the April 2017 financials and mentioned that the finance committee would like a list of social and grounds projects for 2018 budget numbers. Also, the HOA is right on track with expenses YTD.

Social Committee – Committee member said that the annual barbecue was very successful and that the only change they would make is for more side dishes. No desert needed since they have the ice cream truck.

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 April 24, 2017 board meeting were approved. Motion by Eric Ivancic. Seconded by Pete LaGuardia.

5) Financial Reports:

Board Treasurer briefly reviewed.

ACTION/DISCUSSION ITEMS

New Swimming Pool Cover For Main Pool

The Board approved the quote from High Sierra Pools for a Loop Loc Brand cover. Motion by Eric Ivancic, Seconded by Pete LaGuardia.

Installation of New Tree Behind Clubhouse

The Board approved HLS to install a new 6 foot Nellie Stevens Holly tree behind the clubhouse where a dead tree was removed. Motion by Eric Ivancic, Seconded by Matt Adler.

Doggie Dip- Local Emergency Veterinary Facility

The Board denied the request for the facility to attend the Doggie Dip At The Pool. Suggested that they attend the 5K Event in October. 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 Joe Abarno, the meeting was adjourned at 8:02 pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies and account write-offs. The collection accounts were reviewed. Motion by Eric Ivancic, Seconded by Joe Abarno. Executive Session was closed at 8:19 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.