

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
September 25, 2017

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

Management in attendance: Gloria Tebyanian

Homeowners Present: 4

1) CALL TO ORDER:

The meeting was called to order by Eric Ivancic, Board President at 7:02 p.m.

2) Items discussed during Homeowner Forum were:

1. Homeowner mentioned that there were a few light posts that have flickering lights on Mackenzie Manor Drive.
2. Homeowner mentioned that kids were leaving their scooters and bikes in the middle of the street of the townhome community making it hard to drive down the streets.
3. Homeowner asked if the police come through the community occasionally.

3) Committee Reports:

Covenants Committee –Mentioned that all applications for exterior modification are approved except for one that is still pending.

Grounds Committee – No member present to give report.

Finance Committee – Committee chairperson reviewed the August 2017 financials. Also, mentioned that she had to make a few minor changes to the 2018 budget.

Social Committee –No member present.

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 July 24, 2017 board meeting were approved. Motion by Allen Wagner. Seconded by Pete LaGuardia.

5) Financial Reports:

Board Treasurer briefly reviewed the August Financials.

ACTION/DISCUSSION ITEMS

2018 Budget

The Board approved the 2018 Villages of Piedmont Operating Budget. Motion by Pete LaGuardia. Seconded by Matt Adler.

HLS Enhancement Proposal

The Board approved HLS's Grounds enhancement proposal to add a landscape bed at the column of Heights Way, turf renovations throughout the property, and dog station slates to be installed in front of 5 pet waste stations.

HLS Additional Proposal for Landscaping

The Board approved HLS's proposal to add trees in front of 15888 Mackenzie Manor where trees were missing, installation of Leyland Cypress trees along Oakton Ave. where there is erosion, and a removal of one dead pine tree along Market Ridge Blvd. Motion by Allen Wagner. Seconded by Pete LaGuardia.

Finance Committee New Member

The Board approved Robert Scharrer as a member of the Finance Committee. Motion by Pete LaGuardia. Seconded by Joe Abarno.

Front Door approved colors

This was discussed and mentioned that the approved colors for VOP house front doors were added to the Design Guidelines for homeowner reference.

Additional Pet Station and Cans

The Board approved the proposal from Poop Scoop Troopers to install one additional pet waste station and 2 extra cans. Motion by Matt Adler. Seconded by Allen Wagner.

Pool Emergency Exit Gate Reconstruction

This was tabled until more bids were acquired.

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 Allen Wagner, the meeting was adjourned at 8:18 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 8:22 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.