

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR MEETING MINUTES**

**January 23, 2017**

Board members in attendance: Eric Ivancic, Pete LaGuardia, Wenda Schmelebeck, Janine Prime, Allen Wagner

Management in attendance: Gloria Tebyanian

Homeowners Present: 4

**1) CALL TO ORDER:**

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

**2) Items discussed during Homeowner Forum were:**

No homeowners spoke.

**3) Committee Reports:**

Covenants Committee – Committee member mentioned that they were working on possible changes to the Design Guidelines regarding deck colors.

Grounds Committee – Grounds member mentioned that they had many projects coming up for the Spring and Summer months. Some of these items included sealcoating of townhome and clubhouse parking lot, tennis court color coating, volleyball court upgrades, power washing and painting the inside of the clubhouse, and white coating the pool if needed.

Finance Committee – Committee member reviewed the December 2016 financials.

Social Committee – Committee member spoke of the 1<sup>st</sup> football night of the year and how it was very successful. He also mentioned that they will only provide drinks for future football nights since food seems to be wasted. Also, they have 20 events scheduled for 2017 and many small to no cost events. Mixology Night will be the next event coming up.

**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 December 5, 2016 board meeting were approved. Motion by Wenda Schmelebeck. Seconded by Eric Ivancic.

## 5) Financial Reports:

These were previously reviewed by a Finance Committee member.

### **ACTION/DISCUSSION ITEMS**

#### **Clubhouse Cleaning Contract**

This was tabled for the February HOA meeting since all bids were not included in the board book for review/comparison. Motion by Pete LaGuardia, Seconded by Allen Wagner.

#### **2017 Pool Season Management Contract**

The Board approved staying with High Sierra since their bid was the most cost effective and there were little to no complaints. Motion by Eric Ivancic, Seconded by Wenda Schmelebeck.

#### **Committee Charters**

The Board approved “If a vote is tied amongst the members of a committee, the final decision would be made by the Board”.

#### **Code of Ethics**

The Board approved the proposed changes to the code of ethics with an addition that homeowners can go to multiple meetings but can’t vote at them. Motion by Allen Wagner., Seconded by Pete LaGuardia.

#### **Yoga Classes at the clubhouse**

The Board approved the Social Committee to have yoga classes in the clubhouse Tuesdays-Thursdays providing the clubhouse is not being used for committee meetings.

### **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 Pete LaGuardia, the meeting was adjourned at 8:25 pm.

**EXECUTIVE SESSION:**

Discussion took place regarding delinquencies and account write-offs. The collection accounts were reviewed. Motion by Eric Ivancic, Seconded by Janine Prime. Executive Session was closed at 8:35 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.