

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR MEETING MINUTES**  
**January 28, 2019**

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

Management in attendance: Gloria Tebyanian, Ed Thomas

Homeowners Present: 3

**1) CALL TO ORDER:**

The meeting was called to order by Pete LaGuardia, Board President at 7:03 p.m.

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

1. Homeowner asked if the HOA could start a free library where books are placed in a box for residents to drop off and pick up books for reading.

**3) Committee Reports:**

Covenants Committee –Covenants member briefly discussed the applications for exterior modification that were recently approved.

Grounds Committee – The pending grounds projects were reviewed.

Finance Committee- No member present.

Social Committee –Committee chairperson spoke of the great turnout at the Chili Cookoff. Also, mentioned the upcoming Sip and Paint event and it being very popular within the community. Other future events were briefly discussed.

**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 November 26, 2018 board meeting were approved. Motion by Robert Scharrer. Seconded by Gary Lange.

**5) Financial Reports:**

Board Treasurer reviewed the December 2018 financials.

**ACTION/DISCUSSION ITEMS**

**Audit Engagement Letter**

The Board approved using UHY LLP to audit the financial statements of the HOA and complete the tax returns for 2018. Motion by Matt Adler. Seconded by Gary Lange.

**Monthly Swap Meet At The VOP I Clubhouse**

The Board denied this request. Motion by Pete LaGuardia. Seconded by Joe Abarno.

**Allocation Of Social Committee Budget 2018 Surplus To 2019 Events**

It was approved by the Board that the Social Committee can use the 2018 surplus of \$1,032.97 if needed for 2019 events.

**Selling Of Clubhouse Billiard Table**

The Board approved selling the clubhouse billiard table and using the money towards purchasing a table and chairs. Motion by Gary Lange. Seconded by Robert Scharrer.

**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 Gary Lange. Seconded by Robert Scharrer, the meeting was adjourned at 8:14pm.

**EXECUTIVE SESSION:**

Discussion took place regarding delinquencies. Executive Session was closed at 8:46 pm. Motion by Pete LaGuardia. Seconded by Robert Scharrer.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.