

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR MEETING MINUTES**  
**June 26, 2018**

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

Joe Abarno - Absent

Management in attendance: Gloria Tebyanian

Homeowners Present: 0

**1) CALL TO ORDER:**

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

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

**No homeowners present**

**3) Committee Reports:**

Covenants Committee –No member present.

Grounds Committee – No member present.

Finance Committee – No member present.

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 May 21, 2018 board meeting were approved. Motion by Matt Adler. Seconded by Gary Lange.

**5) Financial Reports:**

None given.

**ACTION/DISCUSSION ITEMS**

**Stump and dead tree removal**

The Board approved having HLS remove all stumps throughout the property and remove dead trees. Motion by Robert Scharrer. Seconded by Gary Lange.

**VOP Contracts for Board Review**

The Board asked management to go out for bid on companies that service dog waste stations.

**Flotation devices in the swimming pool**

The Board approved changing the current rules regarding flotation devices in the swimming pool. They don't need to be Red Cross certified and are allowed at the discretion of the lifeguards. Motion by Matt Adler. Seconded by Gary Lange.

**Pool Coping Stones**

The Board approved the new pool coping stones the way they were installed with some discoloration. The manufacturer confirmed that they will lighten up over time and that this is normal for concrete. Motion by Matt Adler. Seconded by Pete LaGuardia.

**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 7:59 pm.

**EXECUTIVE SESSION:**

Discussion took place regarding delinquencies. Motion by Pete LaGuardia, Seconded by Matt Adler. Executive Session was closed at 8:06 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.