

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR MEETING MINUTES**  
**February 27, 2017**

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

Management in attendance: Gloria Tebyanian

Homeowners Present: 5

**1) CALL TO ORDER:**

The meeting was called to order by Eric Ivancic, Board President at 7:07 p.m.

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

1. Homeowner discussed his thoughts about the Committee Code of Ethics. Likes the general idea but thinks some items need to be edited.
2. Homeowner thanked two BOD members whose terms are expiring, for the great work they had done on the Board.
3. Homeowner questioned the voting status on committees, specifically two members of the same household.

**3) Committee Reports:**

Covenants Committee – No Committee members were in attendance.

Grounds Committee – Grounds member suggested that the Board consider funding for seal coating of the townhomes and clubhouse every three years instead of five.

Finance Committee – Committee member reviewed the January 2017 financials.

Social Committee – Committee member mentioned that they were thinking of cutting some of the smaller social events, but would do a survey first with the residents to get their feedback.

**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 January 23, 2017 board meeting were approved. Motion by Eric Ivancic. Seconded by Wenda Schmelebeck.

## **5) Financial Reports:**

These were previously reviewed by a Finance Committee member.

### **ACTION/DISCUSSION ITEMS**

#### **Clubhouse Cleaning Contract**

The Board approved using Pro Clean Management to do the weekly and bi-weekly cleaning of the clubhouse. Motion by Eric Ivancic, Seconded by Allen Wagner.

#### **Heritage Landscape Snow Invoice**

The Board approved paying the invoice for the full amount stated. Motion by Wenda Schmelebeck, Seconded by Eric Ivancic.

#### **Acceleration Authority**

The Board approved option #1 and to have the Attorney draft the Resolution. Motion by Wenda Schmelebeck, Seconded by Eric Ivancic.

#### **Tennis Courts Color Coating**

The Board approved using Bishops Tennis to do the color coating for both tennis courts and to add option #6 to fill low areas with court patch binder. Motion by Eric Ivancic, Seconded by Wenda Schmelebeck.

#### **Transfer of Funds**

The Board approved transferring \$80,023.39 from the Washington First Savings account to a CNB Money Market account at the rate of 1.5%. Motion by Wenda Schmelebeck, Seconded by Eric Ivancic.

#### **Swimming Pool White Coating**

This was approved by the Board to use Continental Pools via email due to time constraints. The vote was unanimous.

#### **Volleyball Net and poles installation**

This was approved by the Board to use QRestoration for removing and installing a new volleyball net and poles. Motion by Eric Ivancic, Seconded by Allen Wagner.

#### **Sealcoating pavement, curb & fire hydrant painting for the townhomes and clubhouse.**

The Board approved using Finley Asphalt to do the work. Motion by Eric Ivancic, Seconded by Wenda Schmelebeck.

#### **New Committee Volunteers**

The Board approved Matt Speidel for the Finance Committee, and Affie Kody for the Social Committee. Motion by Eric Ivancic, Seconded by Allen Wagner.

#### **2017 Pool Season Letter**

This was approved by the Board. Motion by Eric Ivancic, Seconded by Allen Wagner.

**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 8:35 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 8:44 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.