

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION

November 27, 2017

Board of Director Meeting Minutes

The meeting was called to order at 7:00 p.m. by Allen Wagner. Other Board members present were Matt Adler and Joe Abarno. See sign-in sheet for others in attendance.

No residents were present for Resident Forum and the Board went directly to Committee Reports. The Board reviewed the minutes of the Covenants and Social Committee. Jamie Roberts presented the Finance Committee report and made several written recommendations which will be considered during the business portion of the meet

Future committee meetings are:

1. **Board Meeting** – Monday, January 22, 2018 at 7:00PM
2. **Grounds Committee** – Monday, December 18, 2017 at 7:00PM
3. **Covenants Committee** – Thursday, December 21, 2017 at 7:00PM
4. **Finance Committee** – Tuesday, December 19, 2017 at 7:00PM
5. **Social Committee** – Monday, December 4, 2017 at 7:00PM

Approval of Minutes. Matt Adler motion to approve the October meeting minutes as written. Motion was seconded by Joe Abarno and carried 3-0-0.

Financial Report. On a motion by Allen Wagner which was seconded by Joe Abarno, the board voted to move the remaining balance of the unspent 2017 snow removal townhome budget line item to Snow Contingency and to move any unspent 2017 common area snow removal funds to the contingency reserve. Vote was 3-0-0. On a motion by Matt Adler, which was seconded by Joe Abarno, the Board voted 3-0-0 to follow the written Finance Committee recommendations.

ACTION ITEMS/DISCUSSION ITEMS. Allen Wagner moved to approve the 2018 Board Meetings on the 4th Monday of each month except for April and August. The decision whether to meet in December will be made in November. Matt Adler seconded the motion and it carried 3-0-0.

On a motion by Matt Adler, second by Allen Wagner, the Board voted 3-0-0 to appoint Erin Cosentino to the Social Committee.

Matt Adler moved to accept the HLS snow removal contract for the 2017-18 season. Motion was seconded by Joe Abarno and passed 3-0-0.

Allen Wagner moved to accept the Concept Approval of enclosing a section of the hallway for a future storage site. Matt Adler seconded the motion with the vote being 3-0-0. PMP will obtain proposals for the work.

Ed Thomas of PMP reviewed the management report items. There was no pending business or new business.

At 7:35 Matt Adler moved the Board enter Executive Session, Joe Abarno seconded the motion which passed 3-0-0. The Board exited Executive Session at 7:45 p.m.

Matt Adler moved to write off two bad debts, accounts 30726 and 103702 and all assessments under \$15.00 at the end of December. Motion was seconded by Joe Abarno and passed 3-0-0.

Allen Wagner motioned to adjourn the meeting at 7:46 p.m., Matt Adler seconded the motion which passed 3-0-0.

Respectfully submitted by Ed Thomas.