

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR MEETING MINUTES**  
**January 22, 2018**

Board members in attendance: Eric Ivancic, Pete LaGuardia, Matt Adler, Joe Abarno

Allen Wagner - Absent

Management in attendance: Gloria Tebyanian

Homeowners Present: 2

**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:**

1. Homeowner mentioned that HLS is spreading too much salt on the sidewalks when there is bad weather and it's getting into their grass and shrubs. Asked if they could use a smaller spreader when doing sidewalks.

**3) Committee Reports:**

Covenants Committee –None

Grounds Committee – No member present.

Finance Committee – November and December Financials were discussed by the Finance Chairperson. She also mentioned that the financials appear off due to audit corrections.

Social Committee –Social committee member mentioned that VOP II is having a Valentines event and if the Board would approve contributing to this event.

**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 November 27, 2017 board meeting were approved. Motion by Pete LaGuardia. Seconded by Matt Adler.

**5) Financial Reports:**

Previously discussed by Finance Chairperson.

## **ACTION/DISCUSSION ITEMS**

### **CD Maturing February 6, 2018**

The Board approved to place these funds into a 19-month CD at 1.85% with SonaBank. Motion by Matt Adler. Seconded by Pete LaGuardia.

### **2018 Social Events**

The Board approved contributing \$60 for the Wednesday Wine and Cheese Events. Also, they approved the book club being held in the clubhouse once a month on Thursday nights. Motion by Matt Adler. Seconded by Pete LaGuardia.

### **New Volunteers for the Social Committee and Finance Committee**

The Board approved Joanna Lange as a new member of the Social Committee and Amy Alonge as a member of the Finance Committee. Motion by Eric Ivancic. Seconded by Matt Adler.

### **Indoor Storage Space**

The Board approved using QRestoration to build extra storage space in the community clubhouse. Motion by Matt Adler. Seconded by Eric Ivancic.

### **Pool Emergency Exit Gate**

The Board approved using QRestoration to reconstruct the pool emergency exit gate to close and lock automatically when exiting the pool. Motion by Matt Adler. Seconded by Pete LaGuardia.

### **A-Frame Sign**

The Board approved purchasing an A-Frame sign through Amazon to use out on Market Ridge Boulevard for event notifications. Motion by Matt Adler. Seconded by Pete LaGuardia.

### **Seven new Leyland Cypress to be planted along Oakton Ave. towards Jordan Crest.**

This was tabled for Fall of 2018.

## **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 8:05 pm.

**EXECUTIVE SESSION:**

Discussion took place regarding delinquencies and account write-offs. The collection accounts were reviewed. Motion by Eric Ivancic, Seconded by Pete LaGuardia. Executive Session was closed at 8:20 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.