

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR MEETING MINUTES**  
**September 28, 2020**

Board members in attendance: Pete LaGuardia, Matt Speidel, Robert Scharrer, Tony Morelli,  
Ben Sanders

Management in attendance: Gloria Tebyanian

Homeowners Present: 2

**1) CALL TO ORDER:**

The meeting was called to order by Pete LaGuardia, Board President at 7:01 p.m.

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

No homeowners spoke

**3) Committee Reports:**

Covenants Committee – Covenants Chairperson briefly reviewed the September minutes.

Grounds Committee – No meeting.

Finance Committee- Financial review of June 2020.

Social Committee – No meeting.

**4) Association Business:**

**Pete LaGuardia advised the Board was now entering the business section of the meeting.**

The minutes from the March 23, 2020 board meeting were approved. Motion by Ben Sanders. Seconded by Tony Morelli.

**5) Financial Reports:**

No review.

**ACTION/DISCUSSION ITEMS**

**There were eight email votes of the Board that were reaffirmed.**

**Cedar Run Landscaping Fall Turf Renovations**

The Board tabled this and asked to have Cedar Run recommend what enhancements can wait until Spring of 2021. Motion by Pete LaGuardia. Seconded by Matt Speidel.

**Irrigation Easement**

For Board discussion only.

**Villages of Piedmont Contracts**

For Board review only.

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 Robert Scharrer, the meeting was adjourned at 8:45pm.

**EXECUTIVE SESSION:**

Discussion took place regarding delinquencies.

Executive Session was closed at 9:02 pm. Motion by Pete LaGuardia. Seconded by Robert Scharrer.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.