

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR MEETING MINUTES**  
**July 23, 2018**

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

Joe Abarno - Absent

Management in attendance: Gloria Tebyanian

Homeowners Present: 1

**1) CALL TO ORDER:**

The meeting was called to order by Pete LaGuardia, Board President at 7:04 p.m.

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

**No homeowners spoke.**

**3) Committee Reports:**

Covenants Committee –No member present.

Grounds Committee – It was discussed about possibly putting a sink in the clubhouse. Also, purchasing steel charcoal grills and a picnic table to go under the gazebo in front of the clubhouse.

Finance Committee – Committee chairperson briefly reviewed the June financials.

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 June 26, 2018 board meeting were approved. Motion by Matt Adler. Seconded by Gary Lange.

**5) Financial Reports:**

Previously discussed.

## **ACTION/DISCUSSION ITEMS**

### **Master Policy Insurance Renewal**

The Board approved renewing the master policy insurance with Manougian Insurance Company without terrorism coverage. Motion by Gary Lange. Seconded by Pete LaGuardia.

### **Committee Appreciation Day**

The Board approved having a committee appreciation day for all VOP committee volunteers. Motion by Pete LaGuardia. Seconded by Gary Lange.

### **Pool Rules-Supervisors of children under 13 years of age**

The Board was asked to see if the pool rules for supervisors that are required to be age 18+ years of age be changed to 16 or 17. This was tabled and advised management to consult with the HOA Attorney.

### **Finley Asphalt Proposal for 2019 budgeting**

The Board approved adding the proposal amount from Finley Asphalt to the 2019 budget. This would be for townhome asphalt and sidewalk repairs. Motion by Robert Scharrer. Seconded by Pete LaGuardia.

### **Hadsell Sun and Shade Proposal**

Hadsell Sun and Shade provided a proposal for new umbrellas, tables and chairs for the pool area. The Board approved adding \$15,000 to the 2019 budget. Motion by Pete LaGuardia. Seconded by Robert Scharrer.

### **Doody Calls Proposal**

The Board asked management to go out for bid on the servicing of pet waste stations to compare to the current contract with Poop Scoop Troopers. The Board approved staying with Poop Scoop Troopers because of their great service, reliability and comparable rates. Motion by Robert Scharrer. Seconded by Gary Lange.

## **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 8:15 pm.

**EXECUTIVE SESSION:**

Discussion took place regarding delinquencies. Also, homeowners request to waive violation charges on account. The Board rejected this request. Executive Session was closed at 8:31 pm. Motion by Gary Lange. Seconded by Robert Scharrer.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.