

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
March 25, 2019

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

Management in attendance: Gloria Tebyanian

Homeowners Present: 3

1) CALL TO ORDER:

The meeting was called to order by Pete LaGuardia, Board President at 7:02 p.m.

2) Items discussed during Homeowner Forum were:

None

3) Committee Reports:

Covenants Committee –Member briefly reviewed the applications for exterior modifications that were recently submitted. Also, will be meeting with one applicant to discuss his proposed modification in detail.

Grounds Committee – Grounds member asked if they could sponsor a community shred event. The Board approved since it will be free to the HOA members.

Finance Committee- No member present.

Social Committee –Social member briefly discussed the upcoming social events.

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 February 25, 2019 board meeting were approved. Motion by Gary Lange. Seconded by Matt Adler.

5) Financial Reports:

Board Treasurer discussed moving some funds from the townhome contingency account to the townhome snow removal account due to expenses exceeding budgeted amount.

ACTION/DISCUSSION ITEMS

Landscape Enhancements

The Board approved using Meadows Farms as the contractor to install new plantings in the community. Motion by Gary Lange. Seconded by Joe Abarno.

Benches at Trailhead

The Board approved purchasing and installing 2 new benches at the trailhead. Motion by Joe Abarno. Seconded by Pete LaGuardia.

Stair Installation At Trailhead

This was Tabled by the Board for a later date. Motion by Gary Lange. Seconded by Pete LaGuardia.

2019 HOA Meeting Dates

The Board approved changing the Board meeting dates to six times per year. Motion by Pete LaGuardia. Seconded by Gary Lange.

2018 Tax Extension Payments

The Board approved the extension payments for the 2018 Federal and Virginia Tax Returns. Motion by Matt Adler. Seconded by Pete LaGuardia.

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 8:34pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies. Executive Session was closed at 8:41 pm. Motion by Pete LaGuardia. Seconded by Joe Abarno.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.