

**VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTOR MEETING MINUTES**  
**July 22, 2019**

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

Management in attendance: Gloria Tebyanian

Homeowners Present: 5

**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:**

1. Homeowner discussed the inconvenience and safety issue of lifeguards taking pool passes when entering the pool area. Asked the Board if they would reconsider their decision and change this rule back to the way it was.

**3) Committee Reports:**

Covenants Committee –Covenants member spoke of potential changes to the Design Guidelines.

Grounds Committee – Grounds member discussed the clubhouse roof shingles and whether it would be better to replace them with metal since it lasts longer. Also, mentioned about the Committee looking into adding a shade structure to the pool area.  
Finance Committee- Finance Chair briefly reviewed the financials.

Social Committee –Social member mentioned that they had worked on their budget for 2020 events and has been submitted to the Board.

**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 May 20, 2019 board meeting were approved. Motion by Robert Scharrer. Seconded by Matt Adler.

**5) Financial Reports:**

Board Treasurer briefly reviewed the June Financials.

## **ACTION/DISCUSSION ITEMS**

### **Two CD's expiring July 29, 2019 and August 17, 2019**

The Board agreed to have the CD terms between 1-2 years maximum based on the best rate. Motion by Pete LaGuardia. Seconded by Robert Scharrer.

### **Clubhouse French Doors Replacements**

The Board Tabled this until the August 26, 2019 budget meeting. Motion by Robert Scharrer. Seconded by Matt Adler.

### **Pickle Ball Lines**

The Board Tabled this until more information is acquired. Motion by Matt Adler. Seconded by Joe Abarno.

### **Grounds Areas of Concern**

This was for Board discussion/review only.

### **Master Insurance Policy Renewal**

The Board approved staying with Manougian Insurance for the HOA's Master insurance policy. Motion by Matt Adler. Seconded by Joe Abarno.

### **Grounds Committee Charter Updates**

The Board approved adding the requested changes to the Grounds Committee Charter. Motion by Robert Scharrer. Seconded by Matt Adler.

## 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 8:47pm.

**EXECUTIVE SESSION:**

Discussion took place regarding delinquencies.

The Board re-affirmed their approval for the payment plan request on Account#98140.

Executive Session was closed at 8:55 pm. Motion by Pete LaGuardia. Seconded by Joe Abarno.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.