

VILLAGES OF PIEDMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR MEETING MINUTES
February 26, 2018

Board members in attendance: Allen Wagner, Pete LaGuardia, Matt Adler, Joe Abarno

Eric Ivancic - Absent

Management in attendance: Gloria Tebyanian

Homeowners Present: 6

1) CALL TO ORDER:

The meeting was called to order by Pete LaGuardia, Board Vice President at 7:03 p.m.

2) Items discussed during Homeowner Forum were:

No homeowners spoke.

3) Committee Reports:

Covenants Committee –Covenants Member briefly discussed the architectural applications that were approved.

Grounds Committee – Grounds member spoke of possibly locking the tennis court gates to keep skate boarders, dog walkers etc. out to prevent damage.

Finance Committee – January Financials were discussed by the Finance Chairperson. Also, the meeting minutes were briefly reviewed.

Social Committee –No Social members 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 January 22, 2018 board meeting were approved. Motion by Matt Adler. Seconded by Allen Wagner.

5) Financial Reports:

Previously discussed by Finance Chairperson.

ACTION/DISCUSSION ITEMS

Pool Coping Stones and Tile

The Board approved using High Sierra to replace the main and wading pool coping stones and tile.

Motion by Allen Wagner. Seconded by Joe Abarno.

Tennis Court Gate Locks

The Board approved putting locks on the tennis court gates to keep the courts protected.

Motion by Matt Adler. Seconded by Pete LaGuardia.

Leopold's Trail 5K and 1 Mile Fun Run

The Board approved having the 5K run and 1 Mile Fun Run with stipulations that the one- day liability insurance policy is not paid from HOA money but from the proceeds of the event. Motion by Pete LaGuardia. Seconded by Matt Adler.

New Desk For The Management Office

The Board approved a new desk for the management office. Motion by Pete LaGuardia.

Seconded by Allen Wagner.

Dead tree removal behind Hartzell Hill Lane

This was tabled until more quotes were received. 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 Allen Wagner, the meeting was adjourned at 7:39 pm.

EXECUTIVE SESSION:

Discussion took place regarding delinquencies. Motion by Pete LaGuardia, Seconded by Matt Adler. Executive Session was closed at 7:45 pm.

Minutes taken and submitted by Gloria Tebyanian, Community Manager.