

## VILLAS ASSOCIATION DECEMBER 9, 2019 BOARD MEETING HIGHLIGHTS

Recognized the resignation of Maureen (Mo) Spence as Board member/President and thanked her for the many years of service to the Villas Association. Recognized the appointment of Corky Pike as a Board member filling the remainder of Mo's term.

Russ Soderberg was elected as the Board President. All other officers retain their positions and all officers retain committee liaison responsibilities.

Approved financial report for period ending October 31, 2019. Past due amounts are currently less than \$1,000.

Accepted 2017/2018 financial audit produced by Scott Meyer CPA.

Approved a two-year landscape maintenance contract with Northwest Landscaping.

Accepted the Paint and Exterior Committee recommendation for its' members to visit the Villas in conjunction with the Pest Committee's annual termite inspection. The purpose of the visit is to look for indications of roof leaks on ceilings.

The annual termite inspection will be held January 28 (Unit 35, Lots 1-71), January 29 (Unit 35, Lots 72-141), January 30 (Unit 35A, Lots 1A-72A). Further details can be found in November and December editions of the Villas Voice. Last year 100% of the Villas were inspected.

Approved the removal of six trees for various reasons, including obstruction of drainage areas. The Board authorized the Landscape Committee to proceed with its recommendation to replace the irrigation system in the Unit 35, Lots 30 to 44, with a cost not to exceed \$35,000

Discussed Cadden Connect, a system which can be used by homeowners to input work orders, look up their payment information, and act as a repository for Villas documents. Anticipated rollout is early 2020.

The painting survey was reviewed. Recommendation was to review this issue again in 2020. With about 33% of homeowners responding and about 18% of homeowners showing an interest in changing colors, the Board felt this issue did not have sufficient consensus to move forward.

The Nominating Committee reported that five homeowners expressed an interest in being candidates for the Board. There will be a 'Meet The Candidates' meeting on February 17. All homeowners are encouraged to attend.

The draft Villas ALC Guidelines were reviewed with written comments from homeowners and those present at the meeting. After changes have been made a new draft will be sent to homeowners.