

The Villages at Chapel Hill Property Owners Association

Special Board of Directors Meeting Minutes
July 31, 2018 @ 10:00 a.m.

1. Call to order – President Larry Andros called the meeting to order at 10:02 AM
2. Roll Call- Board Members Larry Andros, Laurie Wade, and Duane Groth, Gayle Stack and Debbie Cooper, Everstar Realty. Owners Present: Mark and Joddi Guilbeau, and Mike Wallace. Owners via Conference Call: Steve Schwan, Ling Chen, Luis Campos, Walter Zygaravich, Andrew Balk, Spencer Harris and Mrs. Liman Zhang.
3. Additions or changes to the Agenda. None
4. New Business
 - a. Painting Project / Owner concerns.

Owner Concerns:

Mike Wallace said that he thought owners should be charged according to square footage. Discussion followed with Gayle and Larry explaining that the share of the cost is based on the CC&R's.

Steve Schwan voiced the concern about * Transparency and communication- for a project costing over \$300,000 we should be able to review bids. More so, a clear plan as to what happens if there is a shortfall in March...

* Protection of funds for other uses- we are not satisfied with holding the monies in a general reserve fund. We would like legal guarantees that this money is earmarked. Frankly, given past history, there is not a lot of confidence.

* Protection from owners against a shortfall- what happens if...

* Disclosure of ownership email list- as stated, I see nothing in the RCW that prohibits this request. My lawyer believes this is a "reasonable" request especially since it is a matter of public record. So I will ask one more time before legal counsel drafts a letter.

Luis Campos said the pool, gym, and clubhouse are not used enough to justify the expenses over the years and recommended we close them.

Mark and Joddi Guilbeau also were concerned about what will happen if some owners don't pay. They feel that the Board should be more open in their communications with owners.

Mrs. Zhang asked when we would start painting. April or May is when the Painters will begin.

Mr. Zygarewicz asked if all the buildings needed to be painted. He felt that a better paint might increase the number of years between repainting.

Brent Gamache said that he will make payments after he saw a signed contract with the painter and wants the funds in an interest bearing account.

Several owners asked to see the paint bids. Those will be emailed to owners who requested them.

Larry Andros said he did feel that the Board had done its due diligence and that they take their responsibilities to owners very seriously. He thanked the owners for participating in the meeting.

5. Good of the Order & Owner Comments / Questions

6. Adjournment

Next Meeting Date / Time

Quarterly Board Meeting

Location: EverStar Realty and Via Conference Call

Date: September 11, 2018

Time: 10:00 a.m.