

The Villages at Chapel Hill Property Owners Association

Board of Directors Meeting Minutes
June 12, 2018

1. Call to order
Meeting called to order at 10:08 AM.
2. Roll Call
Board Members: Larry Andros, Laurie Wade, Duane Groth
EverStar: Gayle Stack and Debbie Cooper
3. Review and Approval of Minutes for Annual Meeting held on April 19, 2018.
 - a. Larry made a motion to approve. Laurie seconded. Minutes were approved.
4. Additions or changes to the Agenda
 - a. Gayle noted to add a discussion of the delinquent properties to the agenda.
5. General Report:
 - a. Property Management - Gayle Stack/Debbie Cooper, EverStar Realty
 - Management & Financial Report reviewed for March, April, May 2018
 - b. Management Report - Gayle
Income is up about \$ 10,000. We have not completed any major expenses. Brackets under stairs need work and concrete steps will continue to need replacing.

General & Onsite Overview /Questions / Comments from Board:

Pressure washing and spider treatment were completed in April.

Garbage Enclosures are falling apart but the cost of cc block is too expensive. Playground needs too much work at a high cost of repairs. It also is a prime site for vandalism. Need to discuss removing the playground and what to replace it with. Roof vent replacement will be put off until Fall.

Painting of the Buildings - Discussion

Extensive discussion regarding when to paint. It as determined to have the bids updated and move forward with the assessment.

Motion: "Laurie Wade made a motion to assess an extraordinary assessment to the owners over an 8 month period beginning August 1 in the amount of \$845.00 per owner. The total budget is not to exceed \$335,000.00. The project will begin in 2019 after all of the assessments are paid." Duane seconded and the motion was approved.

c. Committee Reports

- Finance – Gayle Stack reviewed the finances for Laurie Marin

- Architectural - No Report

6. Old Business

- a. Pending Major Repairs - Budgeted: Will proceed with roof vents this fall.
- Roof Vents \$21,400
 - Pool Resurface \$44,000
 - Parking Lot Seal Coat/Strip \$30,804
 - Clubhouse Eliptical \$3,925 (recumbent bike \$2,100 unbudgeted)
- b. Pending Major Repairs - Unbudgeted: No action taken at this time
- Remove playground equipment
 - Garbage Enclosures- Debbie will get an estimate on vinyl replacement.
 - Clubhouse HVAC Replacement \$3,800
 - Resurface Basketball court \$1,375
 - Building Paint – See Attachment

7. New Business

- a. Owner Complaints – 6305M Apt 201. Larry Andros agreed to contact the owner and have a discussion.
- b. Delinquent Lots – Gayle Stack recommends calling an attorney to begin the process of foreclosure and to also get an estimate of what the costs will be to the HOA.

8. Next Meeting Date / Time

Quarterly Board Meeting

Location: EverStar Realty and Via Conference Call

Date: September 11, 2018

Time: 10:00 a.m.

9. Good of the Order & Owner Comments / Questions

10. Adjournment