

# The Villages at Chapel Hill Property Owners Association

Board of Directors Conference Call  
September 11, 2018 @ 10:00 a.m.

1. The meeting was called to order by President Larry Andros at 10:05 AM
2. Board Members Present: Larry Andros, and Laurie Wade.  
Owner: Andrew Balk via Conference Call  
Gayle Stack and Debbie Cooper from Everstar Realty.
3. Review and Approval of Minutes for Annual Meeting held on June 12, 2018. Larry Andros made a motion to approve the minutes, Laurie Wade seconded and the motion passed.

Review and Approval of Minutes for the Special Board Meeting on July 31, 2018. Laurie Wade made a motion to approve the minutes, Larry Andros seconded and the motion passed.

4. Additions or changes to the Agenda – No Changes
5. General Report:
  - a. Property Management - Gayle Stack/Debbie Cooper, EverStar Realty

- Management & Financial Report

Management Report: June, July, August 2018

Summer has gone very well, less police presence and few incidents of people trespassing in the Pool.

Debbie Cooper is still doing monthly balcony and patio inspections. Usually the violations are corrected quickly.

Clubhouse AC made it through the summer.

Tenants who have been causing trouble have moved out.

Financial Overview:

Operating Cash: \$48,525.77

Reserve Account:	\$34,053.20
Net Operating Income:	\$ 3,442.57
Paint Project Income:	\$56,000.00

5 Owners have not set up payment plans or sent any payments. Gayle make contact with owners who have not paid.

b. Committee Reports

- Finance – Laurie Wade - No report.
- Architectural - ARC Request from Mark and Jodii Guilbeau. This was the Guilbeau's second request. There has been no money for planting all the buildings and we want continuity, using an approved plant list. There is also a problem with plants getting enough water. A drip system would be the most effective method. The Board discussed the plants that the Guilbeau's would like to plant and approved the ground cover and mugo pine, which is already used on the property. They will be responsible to establish and maintain the plantings but landscapers will trim twice a year. Laurie made a motion to allow the Guilbeau's to establish and maintain new plantings of ground cover. Larry seconded and the motion carried.

6. Old Business

a. Pending Major Repairs - Budgeted

- Roof Vents \$21,400 – Contract signed, work being scheduled
- Pool Resurface \$44,000 – On hold due to funding
- Parking Lot Seal Coat/Strip \$30,804 – On hold due to funding
- Clubhouse Elliptical \$3,925 (recumbent bike \$2,100 unbudgeted)

b. Pending Major Repairs - Unbudgeted

Remove playground equipment – Board Members approved removing the equipment, and discussing at a later date how to use the area.

Garbage Enclosures: Debbie Cooper will get bids to repair / replace the fencing.

- Clubhouse HVAC Replacement \$3,800
- Resurface Basketball court \$1,375
- Building Paint – See Attachment

7. New Business - None

8. Next Meeting Date / Time

Quarterly Board Meeting

Location: EverStar Realty and Via Conference Call

Date: December 11, 2018

Time: 10:00 a.m.

9. Good of the Order & Owner Comments / Questions - None

10. The meeting was adjourned at 10:50 AM.

