

The Villages at Chapel Hill Property Owners Association

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

1. Call to order by President Larry Andros.
2. Board Members Present: Larry Andros, Duane Groth, Laurie Wade was unable to attend.
Gayle Stack and Debbie Cooper from EverStar
3. Larry Andros made a motion for the approval of Board Meeting Minutes held on September 11, 2018.
Duane Groth seconded and the minutes were approved.
4. General Report:
 - a. Property Management - Gayle Stack/Debbie Cooper, EverStar Realty
 - Management & Financial Report
 - Management Report: September, October, November 2018
 - Financial Overview: \$55,800.00 (approx.) in the operating account.
 - \$10,900.00 (approx.) in the reserve account.
 - \$150,000.00 (approx.) in the painting reserve account.
 - Delinquency : Income is off due to the vacant lots dues payments not being made.
 - Ownership Changes: No sales since September, but 2 buildings are pending.
 - General & Onsite Overview : Property is doing well and we are prepared for snow. We have signed a contract for snow removal.
 - b. Committee Reports
 - Finance – Laurie Wade
 - 2019 Budget discussion: Gayle Stack and Laurie Wade will be getting the budget prepared and present it to the Board at a special board meeting on Tuesday, January 8, 2018 at 10:00 AM.
5. Old Business
 - a. Pending Major Repairs - Budgeted
 - Roof Vents \$21,400 – Completed
 - Pool Resurface \$44,000 – On hold due to funding

- Parking Lot Seal Coat/Strip \$30,804 – On hold due to funding
 - Clubhouse Eliptical \$3,925 (recumbent bike \$2,100 unbudgeted)
- b. Pending Major Repairs – Eliptical in the gym needs replacement, and was budgeted. May be able to order the new machine in January of 2019.
 - c. Vacant Lots – Gayle reviewed her conversation with Don Powell, Attny. The cost of foreclosure (see attached foreclosure budget), property tax delinquency, legal fees, etc. Don has contacted an attorney in Bellevue to assist in the foreclosure. Gayle will schedule a conference call between Don Powell and Michael Fullbright and the Board Members.
 - d. Painting Assessments – Everyone is paying on schedule. We should make the April timeframe for painting. Picking out color pallets the first of the year.

6. Next Meeting Date / Time

Special Board Meeting (Budget Approval)

Location: EverStar Realty and Via Conference Call

Date: Tuesday, January 8, 2019

Time: 10:00 a.m.

Annual Meeting Date / Time

Location: EverStar Realty and Via Conference Call

Date: Tuesday, March 12, 2018

Time: 10:00 a.m.