

## The Villas at Hershey Meadows Board Meeting Minutes

**1. Date of Meeting:** March 23, 2010 Time: 6:00 pm  
DSB Clubhouse Meeting Room

Location:

**Minutes Prepared By: Tami Dresher**

### **Purpose of Meeting**

Monthly Executive Board Meeting  
Old/New Business

### **2. Attendance at Meeting**

<u>Name</u>	<u>Title</u>
Iain Hall	(IRH) President
Pat Sucec	(PS) Treasurer
Tami Dresher	(TD) Secretary
Donna Haase	(DH) Member at large
Robbin Roth	(RR) DSB Management Company
Jim Brown	(JB) DSB Management Company
Gregg Newman	(GN) Architectural Committee

### **3. Meeting Schedule**

- **Call to Order 6 p.m.:**

Announced by Iain Hall

- **Roll Call:**

Performed by Iain Hall

- **Architectural Committee Report:**

The Architectural Committee approved: white vinyl fence for one unit on Martin Court, The installation of a front storm door and the replacement of a single rear patio with a double patio door on Kestrel Court.

GN presented the addition of patio pavers and drainage pipes for one unit on Merlin Court. It was agreed that this would be tabled until Architectural Committee can get together to review this request.

- **Management Company Report:**

RR presented action and status of past due accounts.

RR announced that all maintenance and repairs have been addressed for all homeowners. She also addressed the issues of siding replacement, roofing, siding, gutters, lawn, plastic caps, metal water caps, snow removal damages. RR agrees to address inconsistencies with the income and past due accounts.

- **Secretary's Report:**

TD presented the minutes from the February meeting.  
The Board of Directors approved the Minutes.

- **Treasurer's Report:**

PS Presented a summary of the financial report for February.

Line items were reviewed.

February financial report, upon completion, will be emailed to all Board members to view. Voting for approval to be completed next monthly meeting.

- **Old/ Unfinished Items/ Business:**

AG Meeting: The eligibility of the 6 HO that applied to run for a Board seat was reviewed. For various reasons only 3 were eligible.

IRH will compose a draft agenda for the AG Meeting for the Boards approval.

Unfinished items from the previous year were reviewed.

Review and recommend next steps for reserve study: Long term planning committee to be formed.

- **New Items/ Business:**

Future Goals: New committees to be formed were discussed.

- **Conclusion/ Adjournment:**

#### 4. Action Items

AC to review request for one unit  
On Merlin Court

Assigned to

GN

Due date/ Status

within 14 days

RR to address inconsistencies

RR

within 9 days

AG Meeting agenda

IRH

Prior to 4/21/10

#### 5. Next Meeting

Target Date: 04/21/10 Time: 6:00-8:00 P.M.