Villas Executive Board Meeting
October 15, 2008

Members present
Mike Strawins – President
Jean Kelley – Vice President
Pat Susec – Treasurer
Donna Haase – Secretary
Nancy Cake – Member-at-large

Mike Strawins called the meeting to order at approximately 6 p.m.

Agenda

1. *Approval of minutes from the September meeting*
   - Minutes accepted from the September meeting.

2. *ACC Report*
   - No new activity presented by the ACC.

3. *Treasurer's report*
   - Pat presented reports with three months listed instead of entire year for ease of viewing. The entire year is projected out. Reports on file at clubhouse. A meeting was requested by the Executive Board with DSB. Robbin, Pat, Mike, and Jenn will go over the reports. Mike will schedule this meeting (October 29, 2008) to ask DSB about financial reports that should be provided by DSB prior to our board meetings.
   - Finance committee update – Ann McCann is out-of-state, Dave Ritter is in "The Pajama Game". No news to report.

4. *Old Business*

Illegal trailer parking - Second illegally parked trailer disappeared within 72 hour time frame, first illegally parked trailer has returned. Mike talked to Jim about tagging the

new (old) illegally parked trailer, Jim tagged trailer. The trailer owner moved the trailer and asked Robbin permission to park the trailer by the clubhouse.

Delinquent policy account update - DSB stated that delinquent account owners are "always notified." Mike will call DSB attorney (Steve) and ask how many delinquent accounts have been notified.

Peregrine sinkhole - Peregrine sinkhole is still there, Mike asked something to be done, and no action has been taken.

5. *New Business*

Unit rental issue – Units can be rented to more than one person (one lease/dual tenants).

Bids for contracted services – Landscaping bids: one from Bailey's, one from Turf Guys in Palmyra. Bailey's bid is $39, 465.48; Turf Guys is $53,500.00. Snow removal bids: Rhinestone Masonry is the company we have been using; Cedar Ridge also has a bid. No one knows the price of salt; there will be a major shortage of salt this year. It was not mined out west during the fuel shortage this past spring and summer. Mining has resumed, however, Penn DOT will have first delivery of salt when it is available. Municipal governments will buy the second shipment of salt. Salt was $110/ton last year, this year it is $160/ton with anti-skid being $125/ton this year. No guarantee of getting salt. We will look over bids and discuss during the next meeting. Our policy is three inches of snow to receive snow removal. Rhinestone Masonry costs $600/hour with 30+ vehicles on-site. They will plow in a different sequence each time; homeowners' driveways, etc. will be rotated. Pat suggested placing markers in driveways to mark the area to avoid damage to curbs, etc.

Property management review: Will schedule meeting with DSB to review outstanding issues to be taken care of, review line items in budget, association fees, etc. Budget has to be out by next month for homeowner review.

6. For the good of the order

Condo insurance master policies: Who does these? It is too late for this year, but could make a list for next year.

Meeting was adjourned at 7:45 p.m. DSB/Exec Board meeting tentatively October 29th, next Exec Board meeting TBA (November 12, 2008).

Respectfully submitted,
Donna Haase/Executive Board Secretary