Villas Executive Board Meeting
March 26, 2009

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 February 2009 meeting*
   - Correction needs to be made under "New Business: Election Notices"; date that nominations needed to be submitted by was March 23, not March 20th. Donna Haase will also add language to explain delinquent policy.

2. *ACC Report*
   - No pending requests.

3. *Treasurer's Report*
   - Expenditure report for the month of February submitted by DSB does not match the checks that have been paid by the board. DSB needs to explain their reports since they do not concur with ours. This is an ongoing problem with DSB that had been addressed in January by the Executive Board and continues to occur. Checks are not being deposited by DSB in a timely manner. Pat Susec will follow up with DSB. Past due accounts are

being paid. Two past due accounts have been sent to the attorney. Credit card payments are not accepted for past due accounts.

4. *Old Business*

- *Tree behind 131/133 Peregrine Lane* – A tree company will have to look at the tree to determine if it is viable. The board has to find out if that section of property is a part of the wetland. Pat Susec will contact a tree professional he knows who will assess the tree and quote a price to take the tree down. If the section of property is part of the wetland, the tree professional will drop the tree; it cannot be removed from the wetland.

- *Election Update* – Three positions are open, and no nominations have been received as of the March meeting; *however, as of this date* (April 15, 2009), three nominations have been submitted: John Thomas, Tami Dresher, and Austin Kraft. Annual meeting of Unit Homeowners will take place at 7 p.m. on April 15, 2009.

5. *New Business*

- *Street sweeping* – Will take place within the next two weeks to remove the small rocks and debris from the street. "No parking" signs will be placed.
- *Worm infestation in trees* – Bailey's will be spraying.
- *Siding issues* – Mike has received questions about the "wavy appearance" of the vinyl siding on units (mainly on Kestrel). Mike asked DSB about the siding and was informed the quality of the siding is the issue and it reacts to the weather (hot and cold) and will give the appearance of buckling. The siding hasn't been installed incorrectly, it is not deteriorating, it is "builder quality".
- *March 6th car accident on Meadowlark update and repairs* - Mike went to the State Police barracks a week ago and is waiting for a trooper to get back to him with a copy of the incident report (an accident report wasn't filed). The cost of the repairs of the sidewalks, grass, etc. will be between $700-$1400. Mike will follow up with the state trooper.

- *Painting* - The Master Association will soon have to consider painting all outside framework (door frames, patio door frames, garage door frame, etc.) at a cost of $15,000-$20,000.

6. For the good of the order
   - All trees in the neighborhood will be mulched by Bailey's.

Respectfully submitted,

Donna Haase, Secretary