Villas Executive Board Meeting
February 18, 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 January 2009 meeting*
   - One spelling correction made; minutes approved.

2. *ACC Report*
   - Two ACC requests; one for a driveway light and one for a patio awning, both approved.

3. *Treasurer's report*
   - Pat Sucec distributed the financial report in his spreadsheet format and banking statements. Trying to clear up delinquent assessment backlog; new delinquent policy in place, money is coming in.
   - The Finance committee has been asked to review the Reserve Account to try to get a better rate of return on that account.
   - It would be helpful to try to get the pre-paid assessments separated out from the non-pre paid assessments.

- There is an amount of $316.20 for the Master Association that the next Executive Board needs to put into escrow.
- Treasurer's report accepted by the Board.

4. *Old Business*

- Update on Executive Board/DSB meeting of January 30th – Jean, Pat, and Mike met with Robbin and Jen of DSB. It was found that DSB hadn't been following the policy of collecting overdue accounts. A new delinquency policy has been established and all homeowners have received certified letters.

- Snow removal - $3,600 for snow removal so far this year. One curb was reported damaged and is currently being investigated.

- Election and website update – Notices went out describing election process and asking for nominations (see new business below).

- Rules Committee – a great idea; have not implemented as of yet; will pass onto new Executive Board to implement.

5. *New Business*

- Amended collection notification: Process is improving and money is coming in from delinquent accounts. The delinquency policy is as follows: if a homeowner's account is delinquent in excess of $19.00, a letter will be sent out from DSB stating that they have thirty days to pay the debt or contact DSB to contest the debt. To contest or request some relief, the person must contact DSB. A meeting will then be scheduled with the Executive Board and the homeowner. Any debtor who fails to respond to the letter will be notified (by certified or registered mail) that their account has been turned over to the lawyer for collection and/or foreclosure. All additional costs (attorney fees) incurred because of this action will be charged to their account.

- Election notices: Notices went out to solicit for nominations. The nomination period ends on March 20th at 5 p.m. Homeowners will receive ballots via mail in two weeks. The election will be held at the Annual Meeting of Homeowners on April 15th, 2009, at 7 p.m. at the clubhouse,

- Nomination process (how many positions): Three people will roll off the board this year (Mike Strawins, Jean Kelly, and Nancy Cake). Pat Sucec and Donna Haase will remain; however, Donna Haase has asked to resign due to work and health issues, but agreed to stay on the board until a replacement can be found.

- Driveway and walkways on the north side decision: A complaint was received about the buildup of ice on walkways and driveways on the north (less sun to melt the ice) sides of the streets. If a homeowner wants the property management company to remove the ice from their driveway and/or walkway, the property management company will be available for 24 hours after the icy weather to assist. The homeowner will be responsible for payment to the property management company for any services provided to remove the ice from their driveway and/or sidewalk.

6. For the good of the order

- Donna Haase brought up an issue about a tree behind her house at 131 Peregrine Lane. Tom Daunton has emailed the board about this tree also. The tree in question is two trees growing off of one stump. One of these trees has already died and fallen down in the ravine. The other section of tree (if also dead) could potentially fall down onto Donna's (or Tom's) house and/or deck and cause substantial damage since the tree is so tall and in close proximity to both houses. Donna asked the board to investigate if the land that the tree is growing on is common property and if so; if this tree could be evaluated and removed before it falls and causes property and/or personal damage. Mike said he would check with the property management company.

Meeting adjourned at approximately 7:15 p.m. Next meeting will be held on March 26th at 6 pm at the Clubhouse.

Respectfully submitted,

Donna Haase, Secretary