

VILLAGE TOWNHOMES, INC
General Session Secretary Notes
August 23, 2017

General Session Opened at 7:08 pm

Board Members Present

Eric
Jacob
Mark S
Mary
Robert

Special Guests

Property Manager - Brenda

Homeowners Forum

- Judy - Edison came out for street light without correcting to problem. Also new resident has a dog that barks all day and have covered their back patio with a tarp. Brenda to investigate and contact resident.
- Scott - curious about progress of changing the exterior wall to increase the height to 6ft. Board noted the city is not in favor of height, so alternative ways to increase privacy and reduce street noise is being considered. Would prefer having hedges which can extend up to 8 feet. Gives privacy like the walls, but it prettier looking that wall.

Architectural Committee Report

- Denied an AC request due to desire of running conduit on the exterior of the building
- Sun Sail shade - will allow installation in back years but must be installed in a neutral color and not attached to the exterior of building (use poles)

Landscape Committee

- City had a broken water line that is now in repair
- Power tools will not be used before 8 am by crew
- Trying to save the tree on Derbyshire that was chemically shocked by construction workers. It appears that it is coming back to health
- Replacing the Alexander palm on the corner of Derbyshire/Cornwall
- Sprinklers in park will run after 11 pm in hopes of deterring teenagers loitering in the park

Social Committee

- VTH Halloween party tentatively scheduled for weekend of October 28th
- \$250 budget approved for Halloween party. CAL Landscaping to also make donation.

Pool Monitor Reports - (Pg 118)

- Pool monitor will enforce the published approved rules.
- Pool monitor will continue through Labor Day and then weekends only through September and will re-evaluate to keep through October at the September meeting

Secretary's Report

- 07/26/17 General Session Minutes - (Pg 129) - approved subject to changing Mark Stone being absent and Lori Merrill was present at the meeting.

Treasure's Report

- 07/31/17 Financial Statement - (Pg 134) - approved
- Management Billing 08/01/17 - (Pg 199)

VTH Goals

1. *Update interior of Pool House*
2. *Perimeter wall replacement (may need to be modified)*
3. *Pool Fencing Replacement*
4. *Monument Signs Replacement*
5. *Community Name Change (under discussion)*
6. *Rear Gates - enforcing one design to be used throughout community.*

General Business

- (Pg 204) - Community Rules Review & Updates
 - Clubhouse Rental Checklist is tabled waiting for more input
 - Personal Security Devices - adopted (will be part of architectural application and updated rules)
 - All signs that are placed on the exterior of property will require architectural approval
 - Architectural Application form has been revised and is now in a fillable form - soon to be posted on VTH website
 - All HOA Rules have been edited for clarity and will be sent out to membership for approval.
 - Board voted to update various sections of the rules which will be mailed out to membership
- (Pg 207) - Concrete Hazard Solutions Proposal (repair many locations where the sidewalks are lifting)
 - Approved to as long as we're looking at the same scope of work
- (Pg 213) - Community Camera Proposals
 - Tabled to determine how homeowners respond to having access to use their own cameras
- (Pg 226) - "Draft" Audit FYE 06/30/17 - Approved
- Pool Shut Off Date - Tentatively scheduled for November 1, 2017

- (Pg 237) - XXXXX Leighton - Interior Repairs due to leak from roof.
 - Homeowner wishes to use their own contractor for the repairs. HOA approves but will pay the bid price by approved vendor and homeowner can use that amount to hire own contractor.

Next Meeting

Wednesday, September 27, 2017

Meeting Adjourned 9:00pm