

VILLAGE TOWNHOMES, INC
General Session Secretary Notes
September 27, 2017

General Session Opened at 7:08 pm

Board Members Present

Eric
Jacob
Mark S
Mary
Robert "Bob"

Special Guests

Property Manager - Brenda
Optimum Representative - Morgan

Homeowners Forum (names to be omitted as requested)

- concerned about residents getting away with not following rules due to lack of security enforcing Rules & Regs so neighbors are seeing more contention between them
- glad to see all the improvements taking place. Concerned about the preparedness and structures for when a huge earthquake hits this area. Board will discuss having an informational town hall meeting concerning this issue or having a mailout by our insurance carrier. VTH master policy only covers the exterior structure. Residents need to ensure they carry supplemental insurance for walls-in coverage.
- Concerned about parking - is there any plans to improve? Board explained this has been an ongoing challenge and has contacted the city to discuss any options. At this time, there are none available.
- Interested in creating a dog run area - continues to not work due to liability, noise, etc Board had previously spoke about this with our lawyer and insurance agent and were advised not to build one do to the liability issues.
- Phone company boxes are damaged and in need of repair/replacement. Phone repairs are in process and Optimum has been in communication with the phone company..
- Question about the requirement for window screens. Although they may not have always been required, this rule was added back to in at the last rule change in 2016 to better the aesthetics of the community..
- Questions about spraying chemicals in the community to treat for various bugs (such as whitefly)
- Concerned about how many bugs are in the courtyards - it appears we may have a flea issue in one of the courtyards. Resident asked about having this area treated.
- Excessive bugs in the clubhouse. Board explained that the door sweep needed to be replaced and not having this was creating a gap for bugs to enter.

Architectural Committee Report

- Window application submitted
- Board would like to remind residents that anything added to the exterior of the homes require an arch application (including patio covers and pop-ups)

Landscape Committee

- Pest X is a fully licensed company who will be treating the community monthly for fleas. and snails. Rats like to eat the snails and snails like to eat the rat bait. We are looking into a non-toxic treatment that will be safe for children and pets.
- Weeds are pulled, not sprayed with chemicals. An employee of the landscaping company was let go due to not following this regulation.
- Subterranean termites found in the plants in front of one of the homes. Landscape to research best method of treatment to avoid termites retreating into home after treatment.
- Drips in window boxes are not working for what is required and a sturdier system is recommended. Also could be planted with a drought tolerant variety.
- Hedges on Adams that did not make it through the drought need to be addressed. Plans on hold until board decided the outcome of the perimeter wall.
- Grass is vacuumed out of carports and gutters on mow days (wednesdays)
- Several carport panels need to be replaced due to rot and termites. Board will look into treatment options as well as other materials than wood that may be used.
- Lantana plants are being pruned back to remove the lace insects. They will appear ugly upon initial trimming, but this is standard and they will grow back.

Social Committee

- Community Halloween party tentatively scheduled for Sunday, October 29th.

Pool Monitor Reports - (Pg 43)

- Pool monitor contract to end on Sunday Oct 1st. Pool will remain heated until 10/29/17.

Secretary's Report

- 08/23/17 General Session Minutes - (Pg 59) - Approved

Treasure's Report

- 08/31/17 Financial Statement - (Pg 64) - approved
- Pg 72 GL 7561 - question regarding parking monitor fee. Optimum clarified that the fees were for Aug and Sept. A new G/L code (7561) was created starting with Sept to separate the fee from the standard patrol fee.
- Move \$40K from GL 1520 to GL 1030 to keep within the FDIC limits - approved
- Management Billing 09/01/17 - (Pg 133)

Lien Approvals

\$1,149.20 - approved to record lien

\$1,219.20 - approved to record lien

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 139) - Community Rules, Clubhouse Rental Time Change & Clubhouse Checklist Review - tabled waiting for legal approval
- (Pg 146) - 19858 Leighton Lane (G. Menendez) - Dog Off Leash - Homeowner contesting that there is no proof her tenant's dog was off leash again after the homeowner responded to the 1st violation letter. Multiple residents from this courtyard stated that dog is often found off leash, poops in the courtyard and tenant did not pick up after it but failed to document the date of the occurrences. Due to recent dog attacks resulting in the death of two dogs, the board requested a hearing with the owner and tenant to discuss the seriousness of the issue to ensure that it does not continue. Homeowner requested hearing to take place in General Forum instead of Executive Session where hearing take place. Board restated the zero tolerance for dogs off leash in the community. Any further violations will result in a fine. Tenant assures the board that she will adhere to the VTH rules concerning her dog.
- Tree Trimming Proposals - Approved to use the Peterson's 1 year proposal (nearly 200 trees between October through December)
- Roof & Rain gutter cleaning - Approved to use Antis Roofing upon confirmation that the scope does include roof cleaning
- On-Site Reserve Study proposals - Approved to use Association Reserves again
- Clubhouse Exterior Door replacement - Approved to replace 4 exterior fire rated doors with hardware including installation not to exceed \$4,00.00
- Concrete Repair Proposal - Approved to replace sidewalks throughout community.

Next Meeting

Wednesday, September 27, 2017

Meeting Adjourned 9:00 pm