

VILLAGE TOWNHOMES, INC
General Session Secretary Notes
October 25, 2017

General Session Opened at 7:06 pm

Board Members Present

Eric
Jacob
Mark S
Mary
Robert "Bob"

Special Guests

Property Manager - Brenda

Homeowners Forum (names to be omitted as requested)

- Has a wreath on the back gate to add holiday cheer and received a violation and unsure why it is a violation. Brenda clarified that per the rules/regulations that decorations cannot be nailed to property. Homeowners must use other means such as over the door hangers to hang decorations. Rules to be updated addressing what may be put on back gates - holiday decorations only to be permitted. Board reminded homeowners that they cannot attach holiday decorations to any part of the building with nails or staples. This includes the front of the homes. There are removable hooks available on the market that should be used instead. Nails and staples can expose the wood to further damage from weather and termites.
- Sidewalk mess has been corrected and is pleased with how the project has been completed. She finds the workers very pleasant and professional.
- What solutions are available to reduce heat in the attic - has professional opinion. States that there is no vent to her room. Board said there are vents under the eaves but she said there is not. Mary to meet with the vendor to review attic space for venting.

Architectural Committee Report

- Window and door replacements requests
- Security camera requests

Landscape Committee

- Monthly carport cleaning 1st Friday East of Derbyshire 3rd Friday West of Derbyshire. Lori suggested that we keep the parking lot open for people to park their cars while carports are being cleaned. Board agreed and voted to keep the parking lot open every Friday from 6 am - 1 pm to accommodate carport cleaning and street sweeping.

- Tree in Sidcup courtyard has had multiple opinions and variety of discussions to try to save it, but it will have to be removed due to structural damage it is causing and threat to foundation of homes.
- Thatching of common area grass to be completed in November
- Will be returning to the planter updates in December now that drought restrictions were lessened
- Sprinkler system function has improved with the upgrades made

Social Committee

- Community Halloween party scheduled for Sunday, October 29th.
- 4:30pm to 6:00pm

Secretary's Report

- 09/27/17 General Session Minutes - (Pg 96) - Approved hand carried minutes

Treasure's Report

- 09/3/17 Financial Statement - (Pg 102) - approved
- Management Billing 09/30/17 - (Pg 168)

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 173) - Clubhouse Rental Time Change & Clubhouse Checklist Review - approved to send out to membership
- (Pg 180) - Pool Fence Replacement - need current bid to replace the same linear footage of fencing
- (Pg 182) - Inspectors of Election - Approve Accurate Voting Services
- (pg 189) 19850 Interior Repairs - Water Damage.
- Water heater vent pipe was allowed due to error in architectural approval process at Optimum and all other solutions were exhausted. It is not classified as an addition and doesn't require vote of membership. The approval does not set precedent to require future architectural application for similar work to be approved (per legal council).
- Bob is looking into a proposal for replacing carport doors and back gates with vinyl doors and gates. Scope will need to include hardware and frames where necessary
- Roof inspection - approved if cleaning downspouts will be included in price.

Next Meeting

Wednesday, November 29, 2017

Meeting Adjourned 8:40 pm