

VILLAGE TOWNHOMES, INC
General Session Secretary Notes
January 24, 2018

General Session Opened at 7:01 pm

Board Members Present

Eric
Jacob
Mark S
Mary
Robert "Bob"

Special Guests

Property Manager - Brenda
Optimum Rep - Morgan

GUEST SPEAKERS

Empire Works - Calvin Mead (Painting)

Much of the damaged areas are due to water and not under warranty - many areas were covered by warranty and will be fixed by Empire.

Recommended

- Wood - to keep protected- 4 to 5 year mark to recoat paint. Nails will affect protecting the wood because it opens up to termites and water
- Stucco - 8 years
- Metal - 2 -3 years

- Many of the paint needed areas - stucco white grainy substance - efflorescence - indication of water leaks

- Don't waste money on old siding but replace with hardy board - (30 year warranty) maybe start the process in 2019 (can consider multiple phase)

- Replace shutters that fail with vinyl and move away from the wood.

- Would recommend thinking how to update the carports - look into work with architect and construction manager. Current design cannot support composite materials

Fence Works - Russel

- New code requires all fencing to be on concrete - will use a moat curb to satisfy county regulations
- County requires permitting and final inspection
- 7ft limit without requiring engineering
- 20 yr manufacturer warranty
- Has only had 1 warranty claim in 20 years of using product
- Doesn't need painting
- Will take about 30 days to get product
- Construction will take about 2 weeks once begins
- Won't leave any on site - no staging area
- Pool will be secure when construction crew is not on-site
- Will also add a bid to replace gate
- Recommends locksmith replace the old locks with new locks keyed to existing keys

HOMEOWNER FORUM (names omitted as requested)

- Concerned about being written up about EZ Up pop-ups left - anything extending above the fence line requires an architectural application. Architectural applications do not exempt homeowners from violations and maintaining the improvement is required. Submitting architectural application does not guarantee permission to install
- Possibility of using Tesla Solar on carports to power all external lighting and possible future electric car charging stations

COMMITTEE / VENDOR REPORT

ARCHITECTURAL COMMITTEE REPORT

- Busy month with windows, cameras, satellite dishes

LANDSCAPE REPORT

- Front planters - 91 completed, 86 scheduled, 80 currently not scheduled, 17 paved, 25 needing small details finished, 6 with red stakes. Planters can be paved - requires architectural application
- Window boxes continue to struggle with irrigation - will start looking at drought tolerant options
- Planters will start having a few options per home to choose from - tropical, english garden-like as examples

SOCIAL COMMITTEE

- Looking forward to possible community event around Easter time

SECRETARY'S REPORT

- 11/29/17 General Session Minutes - Approved

TREASURER'S REPORT

- 11/30/17 Financial Statement - approved
- 12/31/17 Financial Statement - approved
- Management Billing 12/01/17 - (Pg 136)

Need accounting to determine why operating funds is much lower than normal

RESOLUTION TO RECORD LIEN

- New CA State Law now requires a \$75 processing fee for all recording work which is charged to the homeowner
- New policy will now be 45 days from time of intent to lien to date of filing the actual lien. This will allow a 15 day buffer to ensure homeowner gets the full 30 days.

GENERAL BUSINESS

- Review/Approve Revised Draft Collection Policy
- Approval for Legal Counsel to Draft Policies due to New Legislation
 - Clubhouse Rentals to Public Entities
 - Now need a Non Commercial Solicitation Policy
 - Solar Energy Systems
 - AB 634 - reasonable accommodation to instal solar panels - will require a legal opinion of drafting policy
 - Electric Vehicle Charging
 - Need a policy to provide parameters what is permitted in the community around the issue of increasing desire for electric car

Once proposals are drafted, the updates will be posted in the designated posting location (clubhouse window box) for community review prior to being voted on

- Revised Pool Fence Replacement Proposal
 - Approved with expectation of
- Additional Insurance Coverage Quote
 - Tabled for more info about amount needed and additional options
- Verbiage for Carports & Parking Lot Signs
 - Signs approved for parking lot
 - Finding out what is legally required for carports
- Approve New Homeowner Welcome Letter (Escrow)
 - Annual review
- CC11504 Certified Manager Disclosure in Minutes
 - Annual review

VTH 2018 GOAL LIST

1. *Update interior of Pool House*
2. *Carport Updates*
3. *Hardy Board replacing wood surfaces*
4. *Re-slurry Parking Lot*
5. *EV /Tesla - Solar Power*
6. *Updated Website*
7. *Monument Signs Replacement*
8. *Hedging around entire community*
9. *Community Name Change (under discussion)*
10. *Rear Gates - enforcing one design to be used throughout community.*
11. *Remove storage cabinet at pool, replace hose caddy and pool clock*

NEXT MEETING

Wednesday, February 28, 2018

Meeting Adjourned 9:24 pm