

VILLAGE TOWNHOMES, INC
General Session Secretary Notes
March 28, 2018

General Session Opened at 7:06 pm

Board Members Present

Amber Faulkner (<i>Member at Large</i>)	✓	Mary Mulloy (President)	✓
Eric Sheets (<i>Treasurer</i>)	✓	Brenda Cooney (<i>Property Manager</i>)	✓
Jacob Calkins (<i>Vice President</i>)	✓	Morgan Taylor (<i>Director of Community Management</i>)	✓
Mark Stone (<i>Secretary</i>)	✓		

HOMEOWNER FORUM (names omitted as requested)

- Concerned about plant being trimmed / pruned incorrectly
- Tree in courtyard has branches obstructing the walkway

COMMITTEE / VENDOR REPORT

ARCHITECTURAL COMMITTEE REPORT

- Applications have new wording for clarification and more specificity
- Personal Security Devices will have specific specs

LANDSCAPE REPORT

- Rich Temple Cal Landscape Irrigation Audit
 - Aging system
 - Many valves have been replaced many are original to complex
 - Leaky sprinkler heads
 - Overspray
 - Need to change scheduling - increase efficiency - pre-set controller with specific plans based on seasons and weather
 - Rain sensors lifespan is 2-3 years - WiFi is not necessary but a nice feature, just expensive
 - Possible rebates with installing “smart” controllers and high-efficiency nozzles
 - Spray heads have a 4-5 year lifespan
 - There are no master valves for the system - just about 5 backflow systems. Generally each backflow would have a master valve. This also keeps strain off of the system when not in use.
 - Would also need original water piping blueprints - unknown source of water from 6ft deep copper pipe - had a leak the
 - The audit will include a map of every valve, pipe system, sprinklers. What has been replaced and what needs to be replaced. Schedule of each of the clocks
- Continuing to work on irrigation
- New planter design

Patrol Service / Community Wide / Cameras

- Curious if money allocated to Security could be used to purchase cameras for the community
- Camera installers and legal counsel persuaded board not to purchase due to cost, in-effectiveness, and perceived sense of security

SECRETARY'S REPORT

- 01/24/18 General Session Minutes - Approved
- 02/05/18 Special General Session Minutes - tabled
- 02/28/18 General Session Minutes - missing from the Director's Report (will be included in the April meeting)

TREASURER'S REPORT

- 02/28/18 Financial Statement - Approved
 - Not sure what Accrued AP refers to (GL 2021) for our budget?
 - Need to open an additional account as all accounts are reaching the FDIC insurance limit
 - Move \$15K GL1520 to GL1522
- Management Billing 03/01/18

RESOLUTION TO RECORD LIEN

- Tabled due to entering in a payment plan
- Board would like to know if association can send a courtesy letter to inform homeowners of the possibility to get on a payment plan to bring their account back to good standing

GENERAL BUSINESS

- Approved opening/heating of pool for Spring Break. Pool will close at start of fence construction with tentative date of 4/9/18.
- Approve Budget & Reserve Study FY 07/01/18 to 06/30/19 by 05/01/18 - tabled
 - Special Meeting to look at budget will be 4/11/18 at 7pm in clubhouse
- Approve Proposal for Audit/Taxes FYE 06/30/18 - Approved to use Newman and Associates
- ADOPT revised collection policy due to mandatory changes per legislation change - approved (will be mailed with the updated rules & regs)
- Legal counsel to draft Electric Vehicle Charging Policy and Solar Equipment Policy - Approved
- Additional Playground Cove & Equipment Proposals - denied (would like to see if umbrellas could be a suitable solution for the need of shade)
- Playground Clean & Seal Proposal - approved
- Playground Inspection Proposals - approved
- Community 123 Website Discussion - denied (will go with an updated look and see if that will meet expectations)
- Pool Monitor Patrol One - denied (will look into if Cal Landscaping can hire a seasonal pool monitor)
- Peterson Tree Works Proposal - Tabled needing additional bids
- Peterson Tree Works Proposal Trim Schefflera - approved

- Diane Adams Insurance Renewal - approved
- Personal Security Device Revision - approved (will be included in the community mailer for membership review)
- Carport Signage - again reviewed
- Adopt Reserve Funding Plan - tabled
- Approve Dates to Turn On and Off Pool Heat for 2018
 - Pool will be open for Spring Break then closed once the new fence is ready to install
 - Date for turning off heater will be revisited during the August meeting
- Summer Pool Maintenance to Begin Three Times a Week Service in accordance with heater (will begin after fence is installed) - approved

Items Needing Immediate Action

Reviewing Rules & Regulations to be sent out to membership for 30 day review prior to adoption

VTH 2018 GOAL LIST

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

NEXT MEETING

Wednesday, April 25, 2018

Meeting Adjourned 8:48 pm