

Board Meeting Agenda Holiday Beech Villas Homeowners Association

Meeting Date: **May 4, 2019**
Beginning Time: 10:00

Meeting Place: Holiday Beech Clubhouse
Ending Time: 12.00

Call to Order: President, Mark Deasaro was unable to attend. Phyllis Winter, Treasurer attended in person and acted as Chairperson. Phyllis called the meeting to order at 10:01am.

Board members in attendance: Phyllis Winter, MK Brennan
Board members attended by phone: Brian Martin, Marlene Rockwell, Richard Mayeron, Carol Robinson, William Peterson

Owners in attendance: Bill Winter, Jim and Silke Biggs, Jeanette Greene, Jackie Carrelha, Heidi Lind
Owners attended by Phone: Walt Howard, Jeff Hardin, Biggs Allen

Property Manager, Renée Castiglione, in attendance

Comments from the President: Phyllis thanked everyone for coming and getting together.

Approval of the July 21, 2018 Board Meeting Minutes: Phyllis requested a motion to approve the minutes. Carol made the motion; MK second the motion. A vote was taken. Motion carried.

Financials:

Renée went over the balances in each of the Holiday Beech Villas accounts. HBV does not put specific financial information online; therefore, that information is not presented in these minutes.

Phyllis asked if there were any questions or comments regarding the financials. There were none.

Foreclosure

There was a discussion regarding one unit that is delinquent in payments in the amount of approximately \$3,500.00. William asked if we really wanted to foreclose on a unit for this amount. Phyllis stated that she understood what William was saying, but she felt it sets a bad precedent with other owners, who do pay their dues on time.

MK stated it's not about the money, it's a chronic situation and would need to be dealt with.

Carol asked if we foreclose on that unit, is it sellable now, or would the association have to put money into it? Renée stated that once it goes to foreclosure, it would be sold as is. If the foreclosure brings in enough money to cover the Association expenses, the rest of the money would go back to the owner(s).

Richard asked if we commence with foreclosure, how long does the owner have to pay? Renée stated that we would first send out notification of the foreclosure and give the owner a timeframe in which the money was due.

Marlene stated giving the owner 6 months to pay and break it down to six additional payments . . . then we go forward with the foreclosure.

Phyllis believed that 90 days would be a fair timeframe, not 6 months, to receive all dues, including the expense for the claim of lien in full. Richard agrees with Phyllis. He stated either the owner gets up to date or we move forward.

Carol agreed on the 90 days as did Richard and Marlene.

Richard made the motion to send out a letter stating that if full payment is not received in 90 days (August 10, 2019) the HBV will proceed with the foreclosure on the unit. Marlene 2nd. Motion carried.

Budget 2019 – 2020 discussion

Renée informed the Board and owners that the Town will be raising the water/sewer/trash rate \$10.00 a month per unit. That will raise the homeowner's dues \$10,500 for next year. Renée stated, as she presented a draft budget for fiscal year 2019 – 2020, that she believes that we can absorb this increase for this year.

She stated that we have had Charter TV for one year now, and our contract gave us a 2-year freeze on any increase in rates. Next January we will most definitely have a raise of no more than 5% for our monthly payment towards this service.

Also, for the next three years, July 1, 2020 – June 30, 2023, water/sewer/trash rates will be going up approximate \$4 - \$5.00 a month, per unit.

Renée suggested to the Board that we leave homeowner's dues the same for the upcoming fiscal year, but next year we will most definitely have to re-evaluate those dues to encompass the ongoing expense of water/sewer/trash and Charter TV rates. After checking records, the dues were last increased in 2015. The Board then agreed to hold off increasing dues until the 2020 fiscal year.

Maintenance: Renée went over some of the maintenance projects completed over the last few months.

- Driveways were regravled
- Potholes refilled, this is an ongoing issue due to the springs under the driveways and all the rain we've gotten
- Deck Ceilings at front and back of A building
- Repainted A building
- Repatched ongoing potholes in ABC driveway, also ongoing issue due to spring under driveway
- Fixed water leak in D211 and painted back of unit due to mold from water leak
- Pressure washed most building, and project is ongoing
- Putting insulation in crawlspace of K building
- Fixed rotted wood at E building
- Reinforced deck railings at F325 and F326. And repaired deck boards at same.
- Painting railings at all buildings
- Fixed drainage issue at front of D building which allowed water to overflow to bottom floor and flood units there
- Putting new downspout to gutter at D building

Old Business: H Building

Renée stated that work was moving along with the H building after Andy Porter stepped up as the General Contractor to get the building complete. She is hopeful that the building will be complete by the deadline of June 21st.

Renée stated that she will start getting bids (or at least try to get bids) mid-summer, when contractors start setting up their schedule for the following Spring.

New Business:

Jeff Hardin resigned as a Board member, which left an open position. The position will be up for re-election at the July 2019 Annual Meeting. Marlene nominated Russell Mellette to fill that term. Phyllis 2nd. Motion Carried.

Renée brought up the property that was purchased next to the F building, to be used, at some point, for additional parking. The property is very steep with extremely large rocks. Preparing that portion of the property will be very expensive. There is a small portion that is flat, and Renée suggested we look in to clearing some trees in order to get a few more spaces. The Board verbally agreed and asked Renée to get bids before July meeting.

Carol made a motion to adjourn the meeting, Bryan seconded. Meeting adjourned at 11:12.