

Board Meeting Minutes Holiday Beech Villas Homeowners Association

Meeting Date: **October 21, 2017**
Beginning Time: 10:00

Meeting Place: Holiday Beech Clubhouse
Ending Time: 11:00

The meeting was called to order at 10:00 am

Board members present: Clyde Dills, Carol Robinson, Phyllis Winter and Marlene Rockwell

Board members called in: Mark Deasaro, Jeff Hardin and Bryan Martin

Property Manager present: Renée Castiglione

Marlene Rockwell, Vice President, ran the meeting.

Marlene Rockwell recognized the guests: Pam Watkins, Walt Howard and June Reckert and Bill Winter

There were no comments from Mark Deasaro, President.

A motion was made by Carol Robinson to approve the minutes from the July 15, 2017 Board Meeting. Clyde Dills seconded the motion. All were in favor.

Clyde Dills, Treasurer, differed to Renée who gave balances in Checking, Reserve and Special Assessment accounts.

Renée gave a recap of some of the work that has been done since the July 2017 Annual Meeting:

- E318—kitchen counters were removed during renovation of unit and found that there was no wall or insulation behind those cabinets. HBV removed bottom shingles, installed a wall behind the cabinets, added insulation and replaced the shingles with plywood and then painted it brown.
- The bottom floor of the E building—water was soaking in to the bottom of the foam core (EFUS) siding and creating water marks within unit E319. Twelve inches of this foam core was removed, insulated and a kick board was installed and painted.
- The front deck of the second floor of the B building was reinforced and deck boards were screwed down.
- The deck in front of E319 was reinforced with joists sistered on the existing joists. Fasteners were used to reinforce the deck beneath and then some new deck boards were installed, while other deck boards were screwed down.
- The underneath of the front landing of the F building was reinforced and made nice and sturdy and boards were screwed down.

New Business:

Unit D112—during a home inspection when the unit sold, it was found to have high levels of radon gas. The Association did their own testing with a charcoal test that is mailed away, and another test with an electronic monitor that the Association purchased. These numbers were in the same relative area as the home inspectors. It then became the Association's responsibility to get the radon gas mitigated. To be sure about the other units on the bottom floor of the D building, the Association tested each unit on either side of D112. These units tested in the acceptable range of radon gas and no mitigation is necessary for these other units.

Renee also received two estimates to mitigate the radon gas in D112. One estimate came in at \$1,295.00. The other estimate came in at \$1,460.00. We are employing the company with the lowest estimate. Renée is making arrangements for this to be complete.

Other Business:

Owner of A201 met with the Board to ask for an exception to the Holiday Beech Villas policy of doors being brown. She purchased white patio doors in 2013 and asked that they be allowed to stay white, instead of being painted brown.

After much discussion back and forth the Board voted unanimously that the doors must be painted brown. That they must be painted within 30 days, with the deadline being November 20, 2017, or a fine will be levied until they are painted brown.

Also on other business, Renée stated that unit D315 was in arrears to over \$3,000 and asked for permission to start the claim of lien process. Clyde Dills made a motion to place a claim of lien on D315, Carol Robinson seconded. All were in favor.

The meeting was adjourned at 11:00 am.

The next meeting is scheduled for January 20, 2018.