

Villages of Pablo Board of Directors Meeting Minutes

Date: January 10, 2023

Time: 6:30 p.m.

Location: Villages of Pablo Pavilion

Attendees:

- Kelly DeWitt
- John Laurence
- Scott Snyder
- Rachel Perry (Communications)

Call to Order and Establishment of Quorum

1. The meeting was called to order at 6:30 p.m. All Board Members were present, establishing a quorum. A sign-up sheet for addressing the Board was made available for those interested.

Minutes Review

2. The minutes from the December 18, 2022 meeting were reviewed and motioned by Kelly, seconded by Scott, and approved unanimously (3-0).

Board Appointments and Resignations Discussion

3. The Board discussed the recent resignations and appointments of Board Members. There were a total of three appointments, with one member appointed for a two-year term and two members for a one-year term.

Management Company Review

4. The Board discussed a review of management companies with RFPs to be submitted to Scott for consideration by the end of Q1 2023.

2023 Budget Recap

5. The Board reviewed the 2023 Budget, including contingencies and pool expenses, and discussed the need for a fixed budget moving forward.

Community Officer and Event Updates

6. The Board discussed updates on community events, including the Luminary Event and Spring Fest/Easter/Fun Run. The Board also discussed the need for volunteers for these events.

President Report by John Laurence

7. John provided a President's report, including updates on a recent attorney meeting to discuss the Board and elected officials, and communication with the community.

Communications Officer Report by Rachel Perry

8. Rachel introduced herself as the Communications Officer and outlined her goals, including increasing email authorizations, revamping the website, and conducting surveys/polls. A budget for Communications will be brought to the next Board meeting for approval.
9. New Business
 - Luminaries and Welcome Kits for New Homeowners: The Board approved a budget of \$1500 for Luminaries and \$1000 for Welcome Baskets.
 - Amenity Center Officer: The Board appointed Sam Veal as the Amenity Center Officer and discussed the need for a responsibility list.
 - Landscape: The Board approved Brightview for the landscape contract, giving Koehn a 30-day termination notice. The Board also reviewed irrigation bids, with a final bid pending.
 - Neighborhood: The Board approved \$24,000 for Community Officers, with a possible survey to be sent out to the community. A meeting with Tomberg will be scheduled to discuss further.
 - Amenity Center: The Board discussed the need for pool monitor bids.
10. Other Business
 - Communications Budget: The Board approved a \$2000 budget for Communications.
 - Open Discussion Topics: The Board discussed newsletters on the VOP website, a legal written opinion, pool company negligence, engaging the insurance company, and security for the neighborhood.

Adjournment

11. The meeting was adjourned at 8:15 p.m. The minutes will be posted and recordings from Zoom will be made available. A petition acknowledgement from the December 10, 2022 meeting was noted.