

Holiday Beech Villas Annual Meeting

July 22, 2017

10am Clubhouse

Minutes

President, Mark Deasaro brought the meeting to order at 10:01am

Board members present: Mark Deasaro, Marlene Rockwell, Clyde Dills, Carol Robinson, Richard Mayeron, John Ferguson and Jeff Hardin.

No one called in for the conference call.

Mark asked for a motion to approve the minutes from the Board for the Annual Meeting July 16, 2016. John Ferguson made the motion to approve the minutes. Carol Robinson seconded the motion. A vote was taken. Minutes were approved.

Officer/Committee Reports

Mark Deasaro: President Comments

Mark welcomed the homeowners attending. Mark asked Property Manager, Renée Castiglione, if there was a quorum. Renée said there was not a quorum of homeowners. Mark then stated that since there was no quorum, no policies could be voted upon, but that meeting could go forward as planned.

Clyde Dills: Treasurer

- Financial Report

The budget from the last fiscal year was discussed, with Clyde referring to the information in the Annual Meeting package.

Clyde stated that there would be no increase in Homeowners dues.

The new budget was presented with two options, depending on whether the Board decides to go with Charter/Spectrum or stay with Televue and DirecTV.

- Mark asked for a motion on the new budget with the caveat of holding off on the TV decision. John Ferguson made a motion to accept. Marlene Rockwell seconded. A vote was taken. Budget accepted as stated.

Renée Castiglione: Property Manager

- Building and General Maintenance Report

Renée referred homeowners to the Maintenance Report in their package. She highlighted a few projects that are a high priority such as repairing a ceiling in the F building due to a water leak from the outside of the building; rotted wood at a unit at the B building; fix a water leak at the front of a unit at the E building which has caused algae on the inside of the unit, just to name a few.

Renée told homeowners that our maintenance person, John, only works around 6 hours a week, so regular work such as cleaning the bottom floors isn't getting done as regularly as she would like. She told owners that it's very difficult finding good help due to trustworthiness. Renée also said that any

person that works directly for HBV (that she writes a check to) gets drug tested and a background check.

A few homeowners expressed their frustration that the buildings look so bad and that the bottom floors look worse than they have ever looked. Renée said she understood, agreed, and was doing what she could to find someone that could do the work on a regular basis.

Old Business:

- Unit B204 Tax Foreclosure
Renée stated that the auction for this unit will be held on August 15 at 10am on the Watauga County Courthouse steps. The opening bid will be around \$9,500.00, with a 10 day upset bid period.
- Revised Tree Policy
No vote could be taken on these revision due to not having a quorum.
- Folks Not Picking Up After Their Dogs
This is a topic that keeps rearing its head at the Annual Meeting. We have a problem with folks not picking up after their dogs. Fines were discussed last year and the Board asked Renée to see if other Associations use fines. Renée stated that she spoke to a few Associations, and they do not have fines for this issue.

Renée had, as part of the package, a drawing of a “pick up” station for picking up, which included a post, a sign, some baggies and a small garbage pail.

Homeowners had a consensus that those that continually don’t pick up after their dogs won’t use the “station”, but possibly weekend visitors will use it if it’s there. Renée suggested that we could put up one station in each parking area and we’d have to check the garbage on a weekly basis. The consensus was that would be fine. Renée will have this done.

Another topic that came up was HBV having a leash policy. Owners expressed their anger that some people let their dogs’ off-leash while they have their own dogs’ on-leash. During the conversation the topic of “policing” came up, stating that it would be very hard to do such, since it isn’t a Town ordinance. The consensus was that this should actually be a Town issue and not an HBV issue. Renée stated that she would address the issue with the Town Manager.

- 5-year Project Plan
Jeff Hardin expressed how he liked the 5-year plan, and questioned whether the landing at the F building could be added to the plan. Renée said she would add it.

New Business:

- Television Provider Update
 - Charter—Charter representative, Kevin Huntley, visited HBV and answered many questions regarding the proposed service. Some highlights are:

- The contract would be written that we would have no higher than a 6% increase each year, after the first year.
- All existing wiring will be used
- Each unit would have their own modem, which they could connect directly to their laptop/computer; or purchase a router to have wi-fi.
- It would be a 5 year contract.
- Each owner would be required to have their own account with Charter. Because of this each owner can personalize their viewing experience, with additional cost.
- Charter would need 90 days to get hooked up. Thirty days to get the plan together; sixty days to get the system hooked up.
- When setting up their accounts, each owner would have the two receivers either sent to their unit, pick up at local store in Boone, or have a technician set up.
- Owners would not be without their TV. They would still have DirecTV until the Charter boxes were hooked up.

This topic will be discussed at the Board meeting that follows the Annual Meeting.

- Skybest—Renée told homeowners that Skybest was not an option due to the high expense of re-wiring all the buildings.
- H and G Renovations
Renée let everyone know that work has begun. A lot of prep work is going on first, such as painting a lot of the wood that would have to be painted later on when it was too cold to do so.
- Insurance Policy: HO6 State Law
 - **Water Leaks from Units Damaging Other Units.**
Homeowners were told what the HO6 is regarding insurance and how it relates to the Association. If there is damage to a unit, not caused by the Association, and the repairs costs more than the Association deductible, then the Association's insurance has to pay over and above the deductible amount.

As the discussion ensued, it was agreed that homeowners be encouraged to turn off all their water to washers, dishwashers, water heaters and ice makers when not using their unit.

There was no other business

Election for New Board Members

Note: Jorgene Barton has withdrawn from the election

Announce New Board

The three new Board members are:

- Marlene Rockwell
- Phyllis Winter
- Bryan Martin

The meeting was adjourned: 12:00 pm