

Villages of Pablo Homeowners Association, Inc.

Special Board of Directors Meeting Minutes

For August 8, 2023 6:30 p.m. Amenity Center

Meeting was to be conducted according to Robert's Rules and sign in sheet for members to speak was provided prior to the start of the meeting.

Present at the meeting were John Laurence, President Kelly Dewitt, Vice President Scott Snyder, Treasurer/Secretary and Kathy Davitt, Officer/Secretary.

Meeting was called to order at 6:30 pm by Pres. John Laurence.

It was motioned by Scott Snyder to waive the reading of the minutes of the July 11th meeting. Motion was seconded by John Laurence and was approved by all.

There was an update of the hiring of the new management company Property Advisors Management LLC. with Bill Honan being our contact. It was stated that the contract with them would start November 1, 2023 and that 90 days notice has been given to BCM effective August 1, 2023.

Budget Update per John Laurence as of June 15th about \$10,000 below budget.

Amenity Center Vandalism update by John Laurence. No progress. No actual police report was filed.

Discussion was had about Amenity Center pool leak, led by John Laurence, Red Rhino had performed leak detection service for \$985.00 and had proposal for repair for \$3495.00 with 1 yr warranty. Board suggested to followup with this issue after the first of the year.

Motion was made by John Laurence and seconded by Kelly Dewitt to do the work and push it until February 2024. All approved.

The Board revisited recommendations about security updates and no motion or vote was made to do anything at this point.

Status of effort to gain quorum for the Annual Meeting by John Laurence reiterated proxies should not be prioritized over presence of homeowners and that nominations for directors will be made on the floor. All 3 seats up for election 10/3/2023.

Budget Process for 2024 John Laurence stated the copy of the Proposed Budget will be sent by September 1 along with the copy of the Annual meeting notice and proxies for the Annual meeting.

New landscaping projects were mentioned and stated that would be in next years budget.

Discussion was opened from the floor

Question was made about ADA chair lift and was referred to next Board.

Rusted mailboxes was another issue to be addressed.

Short term rentals were not considered a business. Meaning rentals of 30 days or more, however, violation letters could be sent to rentals not complying with that requirement (i.e. Air BNB, VRBO for advertising and renting less than 30 days due to our not being zoned for nightly rental)

Next board meeting Budget Approval Meeting 10/3/2023 at 6 pm at Amenity Center, Annual Homeowners Meeting Tuesday 10/3/2023 6:30 pm at Amenity Center

Meeting was adjourned at 7:50 pm.

