

Village Walk Condominiums
Board of Directors Meeting
June 8, 2017
7:30PM
Approved
Minutes

Call to Order -7:35 p.m.

Verify Quorum - Board Members Present: Tom Blackburn, Terry Landry, Robert Calabro, Bridget Friday, and Wes Strickland. Owners Present: Michael McCutcheon (68), Tammy Bolton and Katherine Piper from TRMC

Motion to approve February and May meeting minutes:

Motioned – Wes Strickland

Seconded – Terry Landry

Passed unanimously

Treasurer's Report (Terry) – As of the end of May, the Association had \$46,595.53 in the Operating Account and \$21,841.26 in the Reserve Account. The Association's Net Income was \$5,802.39 favorable to budget.

Operations Chair (Wes) – A sinkhole appeared between units 40 to 28 due to a sewer line leak. The line collapsed and appeared to be leaking for quite some time, it created a 9 foot deep sinkhole. Repairs are progressing smoothly, replaced piping, the hole was filled with a cement treated base and it has been compacted. We are waiting on settling to occur, once that has happened the last step is to replace the asphalt on the street. Total cost is \$17,727.00. At this time Wes does not see it going over the proposed cost. Terry asked if Island Construction indicated that this was something that could happen again at Village Walk. Wes replied that the contractor stated it was an unusual event, he didn't see anything that led him to believe it would happen again at Village Walk. Terry stated he was relieved it was fixed so quickly, at a reasonable cost.

Landscaping services are up to date with all projects tasked to Benchmark, we are now back to a regular maintenance schedule.

At the Phase I pool there is a private gate that leads to unit 25, this gate is in a bad state of disrepair. The board agreed that it needs to be removed. We will notify the fence contractor to remove the gate and put up fence pickets.

Rental Chair Report (Bob) – Spoke with the rental companies about the fire situation. He wants to send them a memo about the arrangement to have a fire resistant bin for the removal of ashes and coal. They are willing to update their books regarding the policy. Bob asked Terry if there was documentation regarding the new rule. Terry stated he is in the process of having a draft and will have it out to the board by Monday. Bob said he had been contacted by the companies regarding the sinkhole, but due to the quick response it was a non-issue.

There have been issues with the current towing company (B&T Towing) they are very hard to get ahold of. We are going to set up a contract with Woodies Auto Service so that we have a backup. In the event we need to get a vehicle towed it can be moved right away.

Treasurer's Report (Terry) Continued. – Terry began the discussion regarding an assessment for the emergency sewer line repair. The cost was approximately \$18,000, this cost will consume a large portion of the Capital Reserve. Village Walk is only halfway into the year, we can't afford for the funds to be depleted. It is prudent to our second half assessments, on a pro rata basis, to assess these repairs. Bridget inquired about how the reserve is built up. Terry stated it is 10% of our assessments that are automatically moved to the capital reserves. The board has the authority to use it on extraordinary costs to allocate those funds towards it. We are just now entering the time of year when Village Walks expenses are traditionally higher than usual.

Bridget wondered how this assessment will impact the pool assessment which was approved at the homeowners meeting in May. Discussion turned to finding the least impactful solution to assess the owners. It was agreed to only assess for the first pool, Phase I, instead of putting the heaters in both pools at this time. The assessment will be for half of the approved amount of

\$500.00. \$250.00 will be assessed for the pool in Phase I. If the heat exchangers work well at that pool then the remaining amount can be assessed at a later date for Phase II.

Tom Blackburn read from the declaration and by-laws 5.6 regarding special assessments to make sure everything was in line according to the governing documents.

Motion to assess \$190.00 to each property owned, the amount to be billed on the mid bi-annual assessment to be billed in July, due to emergency sewer line repair.

Motioned – Tom Blackburn

Seconded – Bob Calabro

Passed unanimously

Tammy with The Rental Management Company clarified the assessments as they stand with the board; Regular assessment, \$190.00 for emergency repair, and \$250.00 for the heat exchanger, three line items on the statement. A letter will be drafted by Tom Blackburn to the owners.

Michael (68) wanted to know about the insurance to the common areas, he said he had asked Tammy at TRMC and she said just liability insurance. Terry then mentioned that when the sinkhole happened his first thought was if the common areas were insured, would this expensed been covered? Bridget stated something similar happened where she lives and the property was fully insured and it was not covered. Terry said we need to look into insurance for Village Walk. He stated he will get the contact information from Tammy at TRMC and he will get in touch with the insurance company to discuss insurance on the common areas.

Old Business – Bridget is awaiting a third proposal on the heat exchanger. Once that is received the board will be able to make the decision on which company to choose. Wes mentioned the board needed to make contact with the homeowner of the duplex by Unit 1 & 7 regarding the leaning/bowing of their fence.

New Business – Terry is currently drafting the new rule requiring the fire receptacle to be added to Village Walks Rules and Regulations document. He will have the draft provided to the board on Monday.

Survey – Tom wanted to discuss the survey from the homeowners meeting. He mentioned most of the comments regarding the pool, common areas, trash disposal, have all been discussed or are actively being worked on. We put an end to the discussion regarding the boardwalk at the homeowners meeting in May. It was a good exercise glad we did it and to know we are on the same page as the owners.

Bob brought the discussion back to the boardwalk, he mentioned there is a common area being utilized by units 55 & 56 as a backyard. That land is owned by the HOA. If we ever have the ability to have a boardwalk in the future we need to be able to have access to that land. Wes stated the board needs to retain our easement for what the future might bring. The board requested TRMC to send a letter regarding the easement of the property to the owners of these units. Terry recommended attaching a copy of the survey to the letter showing what land is in question. Wes will confirm the unit numbers and get that information to TRMC in the morning.

Bridget wanted to update the pool furniture or create a seating area at the pool. There was discussion regarding the age and condition of the pool furniture. It was decided to replace and update as needed.

Next BOD Meeting scheduled for July 18, 2017 at 8:00PM

Meeting adjourned at 8:45PM