

Villas at the Country Club Minutes of Regular Board Meeting

Date: January 11, 2023
Location: VCC Clubhouse
Board Attendees: Robert Evans, David Senior, David Starling, Ken White
Rich Wells, VCC Property Manager (Dicksy Rhoads excused)
Resident Attendees: Pat Morris, Caralee Young, Sharron Barnum, Scott Houston, David Figge and
Steve Duncan (security specialists)
Meeting Start: 6:00p

The regular meeting of the VCC HOA Board of Directors was called to order by David Senior with a quorum of Board members in attendance.

Approval, Discussion, and Action Items

I. Approval of Minutes:

1. There was a discussion from the minutes of the board meeting in November and it was determined that approval would happen at a later date. There was no motion for approval of the minutes.

II. Discussion Items

1. The Board expressed condolences for the passing of Bob Rhoads, a former Board Member, long-time resident, and husband of Dicksy Rhoads.
2. Ken White introduced David Figge and Steve Duncan to discuss security of the buildings. The options of CDI and Open Path security protocols were discussed and proposed. It was determined that further investigation was necessary and the discussion would be tabled until the February meeting of the Board.
3. Scott Houston gave a report on the status of the reserve study. Scott indicated that a draft would be completed in January.

III. Approvals

1. Electric Vehicle Charging Station in Parking Stall Assigned to Jeff Lemmon.
David Senior previously motioned via email dated 11/22/23 to grant approval to Jeff Lemmon to install an EV charging station in his assigned parking stall and as additionally modified hereafter:
 - a. Cost of installation to be borne by Jeff Lemmon;
 - b. There will be no cost borne by the Association for installation or future maintenance;
 - c. Jeff Lemmon will bear all costs of electrical use pertaining to the charging unit.
2. Flooring: Unit #204 South Building. Regarding the on-going motion relating to flooring in Unit #204, the Board requested that Ben Young investigate berber carpet flooring to determine acceptability as an alternative. It was determined by Ben Young that berber carpet would not be a solution. The alternative solution

was to place an 8'x10' rug under the dining table and a 9'x12' rug in the living room.

IV. Action Items

1. Barnum Deck Repair. Rich Wells will follow-up with Sharron Barnum re: deck repair.
2. Resident Directory. Rich Wills will provide a resident directly.
3. EV Charging Power Requirement. Bob Evans to check with Provo Power regarding load requirements for future EV charging.
4. Maintenance. Ken White to get a quote for skylight replacement
5. Agenda. David Senior to supply Rich Wells with agenda one week in advance of board meetings.

The Regular Meeting of the Board was adjourned.