

Villas at the Country Club Minutes of Regular Board Meeting

Date: August 2, 2023
Location: VCC Clubhouse
Board Attendees: Sharron Barnum, Robert Evans, Scott Houston (via Zoom), David Senior (arrived 6:40p), Ken White
Property Manager: Corey, VCC Property Manager
Resident Attendees: Phil Bryson, Ben Young, Caralee Young, Dicksy Rhoads
Meeting Start: 6:00p

The regular meeting of the VCC HOA Board of Directors was called to order by Sharron Barnum, as Vice President, with a quorum of Board members in attendance.

Approval, Discussion, and Action Items

I. DISCUSSION ITEMS

1. Scott Houston and Sharron Barnum reported that the roof tear off would be complete in a day or two. Sharron mentioned wasps are prevalent and workers were battling. New Shingles to be delivered Friday. Estimated cost is \$101K and skylight replacement will be \$5-6K.
2. Bob Evans reported that we are close to having a visit by an electrical engineer and provide a written load study.
3. Based on previous discussions and Board approvals, the Board agreed to contract with BUSY contracting, who will start the project soon.

II. ACTION ITEMS:

1. Bob Evans to follow-up with electrical load study.
2. The Board approved TPM to pay the outstanding balance of the security installation invoice from the maintenance budget.
3. TPM is authorized to inquire with the HOA insurer for defense of a claim brought against Sharron Barnum for deck repair.
4. Sharron Barnum will follow-up on bank signatories.

The Regular Meeting of the Board was adjourned.

End: 7:00p