

Villas at the Country Club Minutes of Regular Board Meeting

Date: April 27, 2022
Location: VCC Clubhouse
Board Attendees: Robert Evans, Dicksey Rhoads, David Senior, David Starling, Ken White
Rich Wells representing VCC Property Manager
Resident Attendees: Scott Huston, Caralee Young
Meeting Start: 6:39p

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

Approval, Discussion, and Action Items

I. Approval of Minutes:

1. Ken White motioned for approval of the minutes of the minutes of the Regular Board Meeting dated April 6, 2022. Dicksey Rhoads seconded the motion and by unanimous consent the referenced minutes were approved.

II. Approvals

1. Landscaping Contract. Several landscaping contractors were recommended by TPM and interviewed by Ken White. Ken White recommended LD Landscaping based on 1) the contractor scope of work meets all the required needs of the HOA, 2) the contractor provided a bid of \$18.8k annually, which is the low cost bidder of those interviewed, and 3) the contractor will agree to enter into a contract for trash removal. Ken White motioned for approval of the contract. Dicksey Rhoads seconded the motion and the contract was approved by a majority the board with David Starling abstaining from the vote due to a professional relationship with the contractor to avoid any conflict of interest. David Senior executed the contract and passed the same to TPM to engage the contractor beginning April 28, 2002.
2. Garage Cleaning. A discussion was held regarding the annual power wash of the garage area. David Starling proposed the purchase of a commercial cleaning vehicle. Upon open discussion it was determined that the HOA would not like to take on the potential liability and annual vehicle maintenance at the present time. David Starling's initiative was recognized and appreciated by the board. Subsequently, Dicksey Rhoads was approved to secure a cleaning contract from Neal Tanner.
3. Reimbursements. Dicksey Rhoads will obtain an invoice for the vacuum purchase by Pat and TPM will issue a reimbursement.

III. Action Items

1. South Building Roof Replacement. Scott Huston provided a detailed explanation of the bids received from four contractors, namely, All Weather. Fortress, Kimball, and Liberty. The explanation covered materials, scope, cost, and warranty. The bids range in price from \$60k-\$144k. Scott Huston believes that the low cost bidders will provide the same quality of materials and workmanship of the high bidders. The Liberty bid was to have been received by the time of the board meeting, but was not yet in possession of Scott or TPM. It was determined that upon receipt of that bid and review, Scott Huston would make his recommendation to the board and a vote would be taken via email.
2. TPM Assignments. Rich Wells received the assignment for the following:
 - a. Outdoor parking lot sealcoating
 - b. Annual pool, pool tile, and surrounding area cleaning
 - c. Access door repairs. Check all entrance doors for proper function. The following specific repairs are noted:
 - i. South Bldg., 1st floor, East Side crash bar
 - ii. South Bldg., 2nd floor, East side door molding
 - iii. North Bldg., 1st floor, South Side spring arm adjustment
 - d. Resident Notice Letter to include the following:
 - i. Pet Restraint and Clean up to assure that pets do not urinate on the building and to assure proper pick-up after pets
 - ii. Safety notice that residents assure closure of garage door after entrance and exit to prevent non-resident entrance
 - iii. Notice pertaining to resident contractors to assure carpet covering and post-contract clean-up of work areas
3. Elevator Notices. Dicksy Rhoads accepted the assignment for elevator notices pertaining to garage safety, pet restraint, and contract clean-up.
4. Spring Weed Control and Carpet Cleaning. Due to the failure to settle the outstanding legal matter with an Owner, the HOA is prevented from contracting for spring weed control and carpet cleaning. David Senior will request the HOA attorney to provide notice to Owner of the Association's intent to treat landscaping and carpet cleaning so that the Owner may vacate the premises during treatment.
5. Carpet and Window Cleaning. Dicksy Rhoads accepted the assignment to engage contractors for carpet cleaning and window cleaning in the pool area and clubhouse.

IV. Discussion Items:

1. Building Signage. Bob Evans reported on progress of building signage and the necessity to notify bluestake for sign placement. Bob Evans will continue to work on finalization of the sign placement. Board recognized and appreciated the work of Kathy Moody.

2. Elevator Key Fob. Dicksy Rhoads reported that Bob Rhoads contacted Otis regarding the ability to use Google Fiber for the in-elevator contact. Otis reported that this technology is not yet compatible with the building elevators. Therefore, it is necessary for the association to continue with Google Fiber and additional internet services.
3. Board Meeting. Next regular meeting of the Board to occur June 1, 2022 at 6:30p.

The meeting adjourned at 8:17p.