

## Villas at the Country Club Minutes of Regular Board Meeting

Date: June 1, 2022  
Location: VCC Clubhouse  
Board Attendees: Robert Evans, Dicksy Rhoads, David Senior, David Starling, Ken White  
Rich Wells representing VCC Property Manager  
Resident Attendees: Sharron Barnum, Benjamin Young, Caralee Young  
Meeting Start: 6:35p

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. David Starling motioned for approval of the minutes of the minutes of the Regular Board Meeting dated April 27, 2022. Ken White seconded the motion and by unanimous consent the referenced minutes were approved.

II. Approvals: No approval items.

#### III. Action Items

1. CC&R Carpeting Requirement. Rich Wells to send notice to owners to remind them of the carpet requirement for second and third floor units.
2. Security System. Ken White to research cost to bring back key locks. Additionally, Ken White will secure an independent contractor to review the current security system and assess the cost of it becoming fully secure and operationa.
3. Garage Cleaning. Dicksy Rhoads reported that the garage cleaning contract has been let and will occur next week. Bob Evans will take care of signage and notification to owners.
4. Pool Window Cleaning. Dicksy Rhoads to follow-up on window cleaning in the pool house.
5. Building Signage. Bob Evans to recommend placement of building signage and work with permitting for placement.
6. Barnum Deck. Rich Wells to continue working for the repair/replacement of Sharron Barnum balcony.
7. Garage Tailgating. Rich Wells to notice owners regarding security of garage door closing to prevent unauthorized entry.

8. Garage Lighting. David Starling to manage lighting replacement in stairwells.
9. Common Area. David Senior to present thesis at next board meeting regarding authorized use of common area.

#### IV. Discussion Items:

1. Maintenance Billings. A discussion was held regarding the procedure for payment of routine maintenance bills. It was noted that the landscaping crew is doing a wonderful job.
2. Roof Replacement. A discussion was held about the start of the roof replacement to begin in June. The contract will come in at around \$70k, including a pull down ladder to access the roof.
3. Big Ticket Maintenance Priorities. With the completion of South building roof replacement contract, attention was turned to big ticket maintenance priorities. David Senior will obtain the priorities list from Sharon Barnum for discussion at the next meeting of the Board.
4. Board Meeting. Next regular meeting of the Board to occur July 6, 2022 at 6:00p.

The meeting adjourned at 7:59p.