

**MOUNTAIN MEADOWS VILLAGGIO HOMEOWNERS ASSN.
BOARD OF DIRECTORS**

MINUTES

MAY 24, 2010

CLUBHOUSE

I. CALL TO ORDER/ ROLL CALL

The meeting was called to order at 7:05 by President Alan Barrios. Also present were Richard Kellman, Leslie Randall, Damon Jamora and Rhonda Brunton.

II. HOMEOWNER COMMENTS

Two members of the same household attended the meeting and shared their comments about violations received. Another homeowner came later in the meeting and also shared her comments about violations received.

III. OFFICER'S REPORT

- A. Secretary's Report – MTA by Richard Kellman to approve the minutes of the March 22, 2010 meeting, second by Rhonda Brunton. Approved.
- B. Treasurer's Report – April 2010 financial was presented by Richard Kellman. The financial report was accepted as submitted.

IV. MANAGER'S REPORT

- A. Telephone log – reviewed by Board.
- B. Work order log – reviewed by Board.

V. BOARD BUSINESS:

- A. Liens – none required.
- B. Newsletter – Damon asked if newsletter could be used by Villaggio owners to perhaps invite others to meetings of political discussions. It was agreed that doing so would not be in the best interests of the Association because the newsletter should be kept neutral.
- C. Bolyard lights – discussion regarding what color to paint these light stands in as they are replaced. The original paint color of verdigris green is not available. Discussion regarding whether to paint the others in the community. It was suggested that the one new light, black in color and any other lights purchased in the future be painted in original color. Manager advised vendor cannot do this. Richard suggested that he knows of a contractor who can possibly do this and will provide info to manager. Other lights in the community will not be painted at this time.
- D. Sliding glass door thresholds – Manager updated board on this situation. Contractor that was engaged to complete this job advised manager that they cannot do so because they can no longer order the thresholds in the correct length. Richard suggested having the thresholds specially made. He will check to see if he knows of a vendor who can do so. He will let manager know.
- E. Decks – Board reviewed previous proposal from contractor to recoat decks. His price has increased 20%. Board was more comfortable with this contractor first completing an inspection of the decks and providing proposal. Manager advised that he would charge \$1000 to do inspection. MTA by Damon Jamora to have this vendor conduct an inspection for the price of \$1000, second by Rhonda Brunton. Approved. Money to come from reserves for both inspection and repairs.
- F. 2009 audit/review – MTA by Alan Barrios, second by Rhonda Brunton. Discussion. Manager answered questions from Board. Approved.
- G. Correspondence – reviewed by Board.
- H. Power washing of parking stalls – tabled until after paint project. MTA by Alan Barrios to power wash Pool and spa areas only at the price of \$350, second by Damon Jamora. Approved. Manager to check on Price of also power washing streets.
- I. Restripe and repaint – curbs and parking stall lines – tabled until after paint project.

VI. NEXT MEETING DATE

Next meeting date is scheduled for July 26, 2010 as the Board now meets every other month on the odd months.

VII. ADJOURNMENT

Meeting was adjourned at 8:10pm.

Board met prior to this meeting in Executive Session to discuss violations, delinquencies and foreclosures.