

**VILLAMONT HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 13, 2007**

A meeting of the Villamont Board of Directors was held on March 13, 2007 at the Wilderrest Commercial Center. Directors Chris Wertley, Greg Isaacson and Joyce McMillan were present. Directors Larry Glover and Neil Silver participated via teleconference. Present from Wilderrest Property Management were Tony Snyder – President, Karen Shramo – HOA Liaison, and Jim Gasner – Property Manager. The meeting was called to order at 6:05 p.m.

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, both sets of the January 6, 2007, minutes were approved as written.**

**REPORT OF MANAGEMENT**

Mr. Snyder explained that Ms. Walter was absent from the meeting due to illness.

6907 Fire – At the time of reconstruction, asbestos was found in the ceiling material, drywall tape, and mud. Asbestos abatement was completed, and the Board feels that there is no longer a danger in this unit. Owners should be aware of the possibility of asbestos due to the age of the complex, and take necessary precautions during any remodeling work.

Plowing – Recently there has been a problem with cars not being moved on the designated plowing days. The Board feels that a reminder is unnecessary, and that Property Management should tow as many cars as needed. If there are too many to tow, then a sticker should be applied to the windows. Once owners realize that the tolerance will be very low for this offense, there will probably be less need to tow.

Parking – Mr. Gasner reported that he has received many calls from owners that do not have parking permits. The Board believes that there is a list of current and deleted permits maintained by the operations department. Mr. Glover requested Mr. Gasner to keep an eye out for permits that have been reported lost, and been replaced, but are still in use. If these permits are seen in use, Mr. Gasner has been directed to give 24 hours notice, and then tow the vehicle.

Violations – Mr. Gasner reported that he has recently written several violations, mostly for Christmas decorations that are still up. There is also a realtor sign on the property that must be removed. Ms. Shramo has spoken with the realtor, and will call again in the morning to get the sign relocated to inside the unit.

Storage Area – Ms. McMillan and Mr. Gasner recently walked the property, and reported several issues found in the storage area.

- The thermostat was turned up as far as it would go. Mr. Gasner suggests installing a programmable thermostat that requires a password to change. He believes these can be purchased for around \$100. The Board discussed this and other options, and came to the conclusion that the second heater is superfluous, and could safely be disconnected, leaving just the front heater the thermostat for which is in the HOA closet. Mr. Gasner can perform this work.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved disconnecting the second heater and removing the thermostat that controls it.**

- Mr. Gasner also recommended added timers to the lights in the storage area and the laundry room so that they would not stay on for more than half an hour if they were left on. The Board authorized Mr. Gasner to spend \$30 on timers.
- The door into the storage areas is damaged, it appears to have been kicked in. Before making a decision, the Board would like an idea of the cost of replacing the existing door with a metal door and new door jam. Mr. Gasner will have the WPM Repair and Maintenance department bid this work.
- While on the subject of the laundry room and storage areas, Mr. Gasner presented a solution he had devised for a project that was discussed at length at the Annual meeting, removing the laundry room and installing storage lockers that could be rented out to owners. His solution allows for 1 stackable washer and dryer, and the addition of 12 storage lockers. He estimates that the remodel will cost around \$5300, possibly more if the Board wants lights in each storage closet. The Board members feel that they need more information before making a decision, so Ms. McMillan will research the average market cost for storage units by square foot, and when the walk-thru notice is sent out, Ms. Shramo will include a survey to gauge owner interest. If there are not enough people interested in renting a unit, the project will be tabled.

### **FINANCIAL REPORT**

Mr. Snyder briefly reviewed the Balance Sheet and Financial Statements for the period ending February 28, 2007. Assets total \$161,841.41 with liabilities of \$59,606.60 leaving equity of \$102,234.81.

There are no significant delinquencies at this time. The largest amount is due to the insurance deductible from the fire not being paid yet.

### **PROJECT STATUS**

Retaining Wall Replacement – In February, Mr. Snyder, Mr. Glover, and Ms. Shramo met with four highly recommended contractors to get bids on the retaining walls. Bids from *Arm & Hammer Construction, Inc.* and *Strategic Fence & Wall Company* were presented for review. A bid from *Whistle While You Work* was expected, but not received in time for the meeting. Neither bid included metal stairs, which the Board is interested in. The question of erosion under the stairs was raised, but the Board is willing to trust the opinion of the chosen contractor on this matter.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved the bid submitted by *Arm & Hammer*, if they will remove the asphalt patches, and add metal stairs.**

Mr. Snyder will contact the company to address the proposed changes to the contract.

Asphalt Patches – The work that was not completed last year has been rescheduled for this spring. Mr. Snyder will call and have it scheduled for the first week of June, after the retaining walls are completed.

Roof Replacements – A letter reminding owners that need to have their roofs replaced will be sent as soon as possible. Ms. McMillan and Ms. Shramo will coordinate to get this sent out. Mr. Snyder informed the Board that they do have a lot of leverage to require owners to replace their roof. As all but one owner are local, the Board does not anticipate a problem.

FloLogic Devices – Luke Bowman from Peak Choice has installed new software updates on all but six inaccessible units. Ms. Shramo will contact those owners to facilitate entry so that Mr. Bowman

can complete the update. Due to the repeated difficulties with the FloLogic device, Mr. Isaacson has looked into similar devices made by other companies. At this time, the Board has decided against a change, but appreciated the trouble Mr. Isaacson went to, and will keep the information he found as a possible option at a later time.

Siding Replacement – The Board discussed the siding replacement that is in the works for the summer of 2008. Mr. Isaacson feels that they should have more information and possibly a couple more bids before having a meeting with the owners. Mr. Snyder suggests having a bank officer and a Realtor at the meeting to answer more specific questions. Mr. Glover has spoken with Chuck Leathers, a Realtor in the area, who believes that property values will drop during the project, but that it will pay for itself in the first two years. The Board agrees that siding is ultimately their decision, but it will be easier if the majority of the membership is in agreement with the project. Mr. Isaacson will draft a notice to the membership and get the Board's input on it. Mr. Snyder will contribute the financial information.

Weed Spraying – After enough snow has melted, WPM will submit a bid for spraying noxious weeds on the property.

MPB – The Board has signed with A Cut Above to remove beetle-infested trees, and with Davey to spray healthy trees. Ms. Shramo will confirm both of these activities.

#### **NEXT MEETING**

The walk-thru is scheduled for Saturday, May 19, 2007, at 2:00 p.m. on-site. There will be a special meeting at 4:00 p.m. to discuss the Special Assessment necessary for the siding replacement project.

The work weekends are scheduled for June 9-10, and June 23-24. Mr. Silver and Ms. Wertley will cover the first weekend, Ms. McMillan and Mr. Isaacson the second weekend. Mr. Glover will come up whenever he's available.

#### **MEETING ADJOURNMENT**

The meeting adjourned at 7:26 p.m.