

**VILLAMONT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 4, 2011**

A meeting of the Villamont Board of Directors was held immediately following the property walk through on June 4, 2011, at the Wilderrest Commercial Center. Board members Shawn Biehl, Neil Silver, Sheryl Staten, and Chris Alleman were present. Representing Wilderrest Property Management (WPM) was Barb Walter – Community Association Manager; Chuck Carvey – Community Association Manager and Jeff Mornan – Property Manager were also in attendance for a portion of the meeting. The meeting was called to order at 10:15 a.m.

WORK DAY PREP

Board leaders were assigned for each work day as follows:

6/11 & 6/12 – Neil Silver and Shawn Biehl

7/16 – Sheryl Staten

8/14 – Chris Alleman and Joyce McMillan

Supply needs for the work days were determined and included: paint, wood for deck/spindle repairs, saws, small ladders, shingles, weed eaters and trimmers, weed spray, parking lot paint, garden tools, shovels, rakes, heavy lawn bags, a wheel barrow. Ms. Biehl will inventory the tools in the storage room with Mr. Mornan, who will purchase additional tools and equipment per direction.

WALK THROUGH FOLLOWUP

The following actions were directed by the Board:

- Contact Bruce Yanke with A-Peak Asphalt to evaluate the sinking asphalt areas of the parking lots and offer solutions to resolve.
- Solicit a structural engineer proposal to evaluate all problem retaining walls, prioritize their replacement order and estimate replacement cost of each separately.
- Determine who rebuilt the retaining wall several years ago in front of 6970/6972/6974 as another contractor option for future retaining wall replacements.
- Ms. Biehl will work with Mr. Mornan to identify all violations on property.
- Steve Nguyen (owner 6925) will email the results of the drainage inspection behind his unit to the Board and Mr. Carvey.
- Determine what can be done about the swallows nesting in some unit eaves and when it can be done since they are protected during nesting season.
- Locate the previous Board approved list identifying which walkways are HOA vs. owner responsibility
- Photograph each walkway/step section prior to the next Board meeting so that the Board can review walkway repair responsibility. Try to locate the original plat map to confirm designated common areas.
- Determine all previous walkway repairs completed in the past 10 years that were paid for by the HOA, who did the repairs and the cost of each (there were some walkways noted on the walk through where previous repairs appeared to be improper and not to code).
- Solicit repair estimates for the walkways/steps leading to 6941/6943/6945, to 6947/6949 and to 6911/6912/6913.

- Contact Casey Snyder to look at the metal edging on Ms. Staten's roof as she feels it was damaged when his company removed the snow from the roofs last winter.
- Confirm that the siding warranty was for five years after installation and determine the exact end date of the warranty period.
- Try to schedule a pre-walk through for the siding inspection and request a copy of Ed Storako's original siding punch list.
- Send a copy of the siding contract with Scottish Home Improvements to the entire Board.
- Send out a broadcast email to all owners advising not to feed the wildlife.
- Confirm that Alpine Ventures is going to complete the warranty dumpster repair.
- Contact Peak Paint to come back to paint the sills on the window recessed areas that weren't painted during the original paint project for units 6901-6913.
- Provide Service Monkey inspection information on the chimney chase shimming issue, as well as the chimney inspection report after the fire in 6942, to the Board.

FINANCIALS

The financial statements for the period ending April 30, 2011, were briefly reviewed. The balance sheet reflected total assets of \$195,452.57 and liabilities of \$103,111.20, resulting in equity of \$92,341.37. It was noted that the HOA had recently received \$8,318.84 as a partial pay-off for the siding assessment against unit 6946.

OTHER MATTERS

Mr. Mornan and the on-site staff were complimented for their comprehensive clean up of the property grounds immediately following the snow melt. The Board also expressed appreciation to Mr. Carvey for his property photographs and preparation of the walk through packet.

The next meeting dates were confirmed:

- Board meeting on September 13, 2011, at 6:00 p.m. at the Wilderrest Commercial Center Conference Room.
- Board meeting to include budget review on November 12, 2011, at 4:00 p.m. at the Wilderrest Commercial Center Conference Room.

ADJOURNMENT

The meeting adjourned at 12:20 p.m.