

07/20/2022 Villa Committee

Zoom meeting roll call: Deborah, Mark, Brian, Moe, and welcoming Denise, our new tentative member.

Also joining is Rich as well as management staff Sam and Carole.

Brian made a motion to approve the previous minutes with a second by Denise. Motion passed.

Vents: As discussed, the committee as well as the HOA feel dryer vent cleaning is the responsibility of the owner under regular care. Some figures were obtained.

- Individual \$60
- Group \$ 50-55
- Whole community \$30

The committee feels that this information can be disseminated in the fall/winter for highest resident availability and from there it would be on the homeowner to take advantage of it. Inside access will be required.

Termites: Three companies sent in bids and 2 were rather close in price while the third was \$10,000 higher. The total cost would be slightly over actual current budget. Per Sam, the docs state that this subterranean treatment shall be provided. She recommends that one company be used for both bug and termite control to knock down prices and obtain better prices and service. She will reach out to 2 of the companies for rebids and see if they will lock in long term price holds. She also answered a committee question of warranty. Companies do not usually warranty damage but will usually come out and retreat.

Insurance: the HOA goal is to pass a document change to protect owners from holes in the documents not provided needed insurance. The committee would still like to investigate the option of removing the HOA from insurance obligations and having the homeowners obtain HO3's just as the single-family homes have. This will be investigated and are looking at a fall dissemination of information and question fielding with a vote, if found financially and legally feasible, early in January when resident population is greatest.

Outstanding Violations: Rich has made it clear that we are advisory only and does not want this committee to entertain questions of outstanding violations. There is a current high tension situation regarding violations on LPP. The committee feels that if owners are reaching out with concerns, it is our responsibility to pass those concerns on and expect they shall be addressed with those homeowners in a timely fashion. It is not the committee's position to get involved farther than that. It is reasonable to expect those types of concerns would be addressed initially to the board or management and then, if the homeowner feels it has not been addressed, end up in the committees lap. The committee also acknowledges that it is not the obligation of the board or management to display information to persons not involved. Sam did however provide some background on this particular complaint.

Coach lights: Rich has clarified that the HOA is not obligated to repair or replace uninsured property under which they feel coach lights fall into this category. It will be they homeowners' responsibility to

replace nonfunctioning or worn lighting with something that closely resembles the original. There is a bulb color reference in the documents. Denise suggested that this be sent to owners as an educational comment. Sam offered ways that this can be accomplished.

Juniper: Sam will reach out to Juniper is an upcoming meeting with them about responsibilities of their contract. There have been some recent complaints about the quality of work. She will investigate about the mulch and if it is treated for insects.

Closing comments: The description of the villa committee will be added to the website.

The next meeting is scheduled for Aug 3rd at 10 am.