

## COLONIAL LINKS VILLAS ASSOCIATION BOARD OF DIRECTORS MEETING

April 18, 2016

### MINUTES

1. President Helen Blatt called the meeting to order at 5:00 p.m. Also in attendance were: Mary Ellen Travis, Vice President; Mike McCampbell, Secretary; and David Wesley, Director at Large. Bill Hollowsky arrived at 5:20 p.m. Loren Simpson from Resort Management was also in attendance.
2. A quorum was established.
3. David Wesley was unanimously appointed to the Board of Directors on a motion by Mike McCampbell and a second by Mary Ellen Travis. Bill Hollowsky was unanimously appointed Treasurer after a motion by Mike McCampbell and a second by David Wesley.
4. **Approval of Minutes (March 21, 2016):** Helen Blatt moved (second by David Wesley) to approve the March 2016 minutes. Motion passed unanimously.
5. **Treasurer's Report/Delinquency Report:** Bill Hollowsky reported that, as of March 31, 2016, the Operating Account had a balance of \$110,325.30 and the Reserve Account had a balance of \$385,733.96. Delinquencies totaled \$78.65. The Treasurer's Report was approved unanimously after a motion by Mike McCampbell and a second by David Wesley.

### OLD BUSINESS

6. **Lawn/Tree Maintenance:** Greenscapes Proposal #90926 (\$81.04) for Xora removal and sod replacement between 1972 and 1968 Crestview Way was unanimously approved after a motion by Mary Ellen Travis and a second by David Wesley. Ms. Blatt advised that reference Greenscapes proposal 90488 (\$324.36) previously approved by the Board, the homeowner at 1828 Avian Court has decided not to remove their oak tree, and thus there is no need to replace sod at this address.

On a motion by David Wesley, second by Mary Ellen Travis, the Board unanimously voted to implement the following policy that addresses non-diseased oak tree removal in the community:

If a homeowner wishes to remove an oak tree, it shall be the homeowner's responsibility to: arrange and pay for (1) tree removal, (2) stump removal, (3) crosscutting of all roots, and (4) leveling the area where the tree stood. The association shall be responsible only for sod replacement in the area.

7. **Irrigation:** Greenscapes Proposal #89488 (\$540.32) to repair the collapsing lake bank behind 1940 and 1944 Crestview Way was presented to the board for discussion. Helen Blatt stated that repairs of this nature are the responsibility of the homeowner and not the association. **See action item below.**
8. **Blastmasters Roof Repair (1852 Avian Court):** David Wesley reported that after he complained about broken tiles from the recent roof cleaning, Blastmasters sent a representative to his house to inspect the broken tiles. The representative refused to take responsibility for the broken tiles. Mr. Wesley advised that the next time Blastmasters (or another contractor) cleans the roofs, he will personally inspect each roof before and after the cleaning to make sure that the contract to repair/replace broken tiles is honored. **See action item below.**

## **NEW BUSINESS**

- 9. Other:** Bill Hollowsky reported on the activities of the community-wide Communications Committee, which is tasked with selecting a fiber optic cable provider. He advised that the committee has selected three companies who are making presentations to the committee. The goal is to award a contract in the very near future and move forward with the installation. Costs haven't yet been determined.

## **ACTION ITEMS:**

- From Number **7**--Loren will personally contact the two homeowners and explain to them that it is their responsibility to take care of this issue. Loren will also contact the Master Association to verify the need for installation of riprap and other necessary repairs.
- From Number **8**—Loren will look into alternative roof cleaning techniques.

**ADJOURNMENT:** The meeting was adjourned at 5:55 p.m. after a motion Mike McCampbell and a second by David Wesley.

**DATE FOR NEXT MEETING:** May 16, 2016, at 5 p.m. in the clubhouse.