**VILLAGE GREEN BOARD OF DIRECTORS MEETING MINUTES**

**June 27, 2019**

**CALLED TO ORDER** at 1800 by Ron Hug. Directors and Property Manager present:

President Ron Hug 2018 Treasurer Larry Pollack 2016

1st Vice President Dean Davidson 2016 – Present via Phone At-Large Katrina Schmidt

Parliamentarian Jonathan Aaltonen At-Large Heidi Hermanson 2018 – Left Early @ 6:52 pm

Secretary Sherri Galovich 2018 arrived at 6:02 Property Manager Walt Peffer

**Adjourned to open meeting at 1855**

**Meeting called to order at 7:02**

**MEMBER COMMENTS:**

1. A member was present who requested that VG look at having handicap parking for any visitors who are handicap.
2. Katrina wanted to see the Cox phone bills that show the long distance calls.
3. A member was present to bring up an issue with the covers on the firewalls on the top of the buildings. When the roofers pull them up they are not putting them back in such a way that they look nice. Walt will talk to the roofers about that.
4. A member was present to request that all of the maintenance men have name tags on their shirts. She would also like the board members to have name tags. Walt will take care of it.
5. A member was present to ask about trees that have been cut down and when new ones will be planted. Walt said that all the trees will be planted at some point between now and the fall time but we don’t have a definitive time line on when they will be planted.
6. A member was present to bring up issues with water leaking in the basement. Walt had a contractor come in and look at several of the units that are leaking and they came up with a permanent solution that the board will review at the next meeting.
7. A member was present to discuss the application he had turned into the office for a maintenance position. He was upset that he hadn’t heard back from the office about the application until others had already been hired and wished that there had been better communication with him about the job.
8. A member was present to bring up issues with their hot water heater and pressure as well as with their floors. The board requested that they call the office and submit a maintenance request to the office for those issues.
9. A member was present to ask what the allocation is for the HOA. Larry will make a pie chart to break it down for everyone. She also asked about the smoking policy and the pet policy. She has seen some violations of the rules but will give specific details to management. Also a reminder will be put in the newsletter next month about the pet and smoking policy.
10. A member was present to bring up an issue with her furnace having mold in the furnace and the vents. Stephanie from maintenance will go over to Linda’s tonight after the meeting to look at it.

**MINUTES** The minutes were presented by Sherri Galovich for the May 14th and May 21st June 11th meetings.

Motion: L/K to approve the May 14th,  May 21st and June 11, minutes. Motion was 5-1. Katrina Abstained

**Delinquents** The board reviewed the delinquent reports

**TREASURERS REPORT**

Larry presented the board with the cash on hand report and gave an update on the deposit money that was segregated to a separate account. The financials were emailed to the board members for review. Larry was pleased with the reports as presented and especially with the cash flow report that was produced.

**MAINTENANCE & MANAGER’S REPORTS**

1. Office Equipment – Management is looking at getting a scanner/printer that will allow them to scan in all information in the office so that we have a back up copy in case of fire or water issues. They are also looking at purchasing a new computer monitor since that information also needs updated.
2. Update on basement water issues – They have an estimate of what it’s going to take to fix the water leakage problem. A contractor came and evaluated several units to find the best solution and the bid will be presented to the board at the next meeting. The bid comes to $27,828.00.
3. Repair of damages from Ground Keepers snow removal – Ground Keepers has not repaired any of the damages yet, so we have received a bid from another company for the repairs. They will be on site to make the needed repairs. The money to pay for the damages has been held back from Ground Keepers to cover the cost.
4. Parking, Fire Lanes striping – they will be repainting all of the lines and some of the numbers on the asphalt so they are easier to see. A member also requested that a yellow stripe be painted on the step in front of the clubhouse.
5. Some members also brought up issues with dirt being washed out of back porch steps. There are also several sidewalks that need looked out for mudjacking. Management will contact some mudjacking companies and have them come evaluate where we have issues that need fixed.

**UNFINISHED BUSINESS**

1. Estimate to fix basement water leakage – Walt has an estimate from the contractor to fix the basement water leakage. The board

**Motion:** L/D to approve the bid from G Cable to repair 12 unit for basement water leakage. Vote was unanimous.

1. Approval of Association Management Agreement – The board met in executive session earlier to discuss the new management contract presented by Walt Peffer and Z Corp. Several members had issues with the fact that it hasn’t been run by a lawyer yet and would like that the contract be looked over by a lawyer before it is approved.

**Motion:** L/J to approve the management contract as presented to the board by Walt Peffer and Z Corp.

**Motion:** R/L to amend the previous motion to approve the contract subject to taking the contract to a lawyer tomorrow and if he recommends any changes we will hold an emergency meeting and have it approved. If the lawyer does not recommend any changes the contract will be in force as written and presented. Vote was unanimous 6-0

 **The President called a 5 min recess to discuss the contract with management. The meeting was reconvened at 20:13 pm**

**NEW BUSINESS**

1. Maintenance has made a request for golf carts.

**Motion:** J/K to look at options and get bids for purchasing golf carts and or a Kubota and to also look at renting them as well. Vote was 5-1. Larry was a nay.

1. Bounce House rental for 4th of July – Idea was quashed due to concerns over safety.
2. Computer/Monitor - $942.67 purchase price - board needs to approve
3. Printer/Scanner - $492.17 purchase price – board does not need to approve.

**Motion:** L/J motion to purchase equipment as suggested. Vote was unanimous 6-0

1. Soffits – the architect came and looked at the soffits. We don’t have all of the reports yet so this discussion will be postponed until the next

**Closed the meeting at 2027**

**Sherri Galovich** Village Green Secretary