



**MEETING MINUTES  
BOARD OF DIRECTORS**

**Wednesday, March 22, 2023 1:00 p.m.  
Recreation Center, Lounge I**

- 1. The meeting was called to order by President Tony Gleadhill at 1:00 p.m. The Pledge of Allegiance followed, and a quorum was established. Roll call process was started. The Board Meeting was attended by 7 Board members and two members absent: Nancy Lambert and Earl Eyre; 14 homeowners.

Board Member	Present	Absent
Tony Gleadhill(President)	x	
Phil Clifton(Vice President/GVC)	x	
Pam Reinhardt (Secretary)	x	
Brad Richards (interim)(Treasurer)	x	
MaryEllen McEldowney (Landscaping)	x	
Nancy Lambert(Compliance)		x
Nick Vugrinec (Rec Center Maint)	x	
Earl Eyre (Architectural)		x
Jim Cortez (Paving)	x	

**2. ANNOUNCEMENTS:**

Tony thanked Jim Cortez for his hard work with the re-surfacing of cul-de-sac areas and townhouse driveway schedules.

Nick has hired a replacement for Vernon Veer on his Rec Center team.

Jim Riechers is filling in as Landscape/Common Area Director for the period MaryEllen is out of town.

Tony announced Dayle Davidson is **Villager of the Year for 2022**. Joyce Greenlee, Kim Cortez, and Jim Riechers were the VOY nominations committee.

It has been decided to move the posting of the clipboard to a bi-monthly (every other month) schedule.

**NEW BUSINESS:**

Tony identified **Key Elements of a 2023 Improvement Plan** as ongoing projects that will be updated at each meeting:

- Exercise Room feasibility study (2023-2024)
  1. Building a wall to divide Lounge 2 and adding an exit door in Lounge 2 to separate exercise equipment from pool table, piano, remove fireplace and furniture for estimated \$4-5K, OR a new building 22' x 22' off Lounge 2 for estimated \$65K. Final analysis is ongoing and in the future.



**MEETING MINUTES  
BOARD OF DIRECTORS**

**Wednesday, March 22, 2023 1:00 p.m.  
Recreation Center, Lounge I**

2. Funding source would have to go to membership for final vote.
3. If vote is a go, proceed to detailed planning phase (2023-2024)

Lynn Van Atta and RoxAnne Gibson, among others, voiced concerns of cost of building a new room, and asked how significant the noise from the equipment to lead to these changes is.

- LED lighting upgrade in Lounge 1, the parking lot, and driveway: Nick explained the benefits of replacing obsolete fluorescent lighting with LED lights--primarily replacement cost, energy savings and longevity of LED bulbs. Also, he said future personnel and upkeep of lighting will be easier with LED bulbs.
- Evaluate and upgrade PA system: Tony is working with Nick, and Larry Worster on upgrading sound system by moving the existing speakers to the front of Lounge 1, and the proper way of using our existing microphones, or new microphones on stands. Also, a podium will be set up for homeowners to ask questions/voice concerns.
- Alley ownership: Tony Gleadhill, MaryEllen McEldowney talked with Tom Berezny, from the County, to gain clarity of ownership of the abandoned alleys. Tony and Brad Richards talked with the County on clean up and ownership of alleys, and are working a plan to get the County to quick deed alleys over to the homeowner, giving residents responsibility of maintain alleys.
- Parking in common areas: The Board is trying to get parking in open areas in cul-de-sacs under control by having people wanting to park in the common areas get a parking permit from the HOA Office.

**3. OFFICER/DIRECTOR REPORTS and COMMENTS:**

Brad Richards stated the Board has opened a new bank account at American Southwest Credit Union to address the needs to stay under \$250,000 to be federally insured with our bank accounts.

He also stated that passwords for accounts belonging to the HOA office are being updated. Tony and Phil will be interviewing applicants to replace the Treasurer position on the Board.

MaryEllen McEldowney is proposing a Volunteer Recognition dinner to honor all volunteers that help keep The Villages running smoothly, and she is looking for volunteers to coordinate this dinner that would take place in the Fall, 2023.

MaryEllen also gave information on bid she received for curbside spraying of weeds for single family homes. This would raise her budget from \$8,500/year to \$10,000/year for spraying



**MEETING MINUTES  
BOARD OF DIRECTORS**

**Wednesday, March 22, 2023 1:00 p.m.  
Recreation Center, Lounge I**

weeds. A process is needed to allow homeowners NOT wanting spraying to take place to be heard. Bid attached

Nick Vugrinec stated some curbsides have agave plants, or others, with stickers, and palms need to be maintained for safety of homeowners walking by these curbsides. Curbsides are homeowners' responsibility to upkeep.

Homeowners are concerned for pet safety and don't want their property sprayed. This is an ongoing issue and will be discussed again next month. Solutions will be presented and heard by the Board. We need feedback from the community.

VICE PRESIDENT – Phil Clifton – the GVC has an ACT OF KINDNESS DAY and encouraged us all to participate. He acknowledged Steve Christy as a friend of The Villages on the GVC and helps us in many ways. We pay to be a member of the GVC and get a lot of help from the GVC.

SECRETARY –Pam Reinhardt stated minutes from the previous meeting are available on the website and copies available from the office.

TREASURER–Brad Richards gave February report:

Balances:	As of	
Checking Account		\$178,783
Money Market Reserve Account		\$111,718
Replacement Reserve Account		\$135,482
Chase Bank		\$232,132
Petty Cash		\$75.00
	Total Cash Assets	\$658,191
	Net Fixed Assets	\$10,451
	Total Assets	\$668,642
	Total Liabilities (Payroll Taxes)	1,565.66

Past due accounts: 41 total, prepaids 7, payment plan 29, deceased 1, walked away 1, 1 foreclosure. These past due accounts will be updated every month.

**Any questions**, come into the office any time. Financial reports are also posted on the website and the Bulletin Board outside.

COMPLIANCE: Nancy Lambert was absent



**MEETING MINUTES  
BOARD OF DIRECTORS**

**Wednesday, March 22, 2023 1:00 p.m.  
Recreation Center, Lounge I**

ARC Report – MaryAnn speaking for Earl: she said starting on January 1, 2023 there were 27 requests--21 are open, 5 closed, 1 cancelled by the homeowner.

**LANDSCAPING/MAINTENANCE REPORT –**

**EROSION:**

MaryEllen discussed erosion work is done, except for repairing the blacktop at the top of the Clubhouse drainage ditch just off of Rio Sonora. Jim Cortez will be following up on this project. Four tons of rock laid by Bert Nido on the East side of the pickle ball courts to shore up the flooring. The County has agreed to fill holes in the blacktop of the ditch that drains into the concrete ditch near 341 N. Rio Santa Cruz. No word yet on when this is to be completed.

**COMMON AREA MAINTENANCE:**

Work Crew: Ken Benz's group has done a great job of clearing around the recreation center. He has gotten more people volunteering so they have been able to do more. Thanks also to Lorraine for making coffee and serving treats she and others have donated.

Professional landscaper, Bert Nido, works 3 days each month clearing pack rat nests, trimming and hauling away debris from the common areas at a cost of \$650 per day.

**REC CENTER/MAINTENANCE**– Nick announced Vernon Veer's replacement is Stewart Simmons, an HOA resident who has a background in HOA maintenance, starting March 23, 2023.

Pool and East gate will be closed the first week of May for pool and walkway resurfacing. Nick's complete Center Maintenance Report will be posted with the Minutes from this Board meeting.

Complete report from Nick is attached to these minutes.

**PAVING** – Jim Cortez - the schedule for recoating cul-de-sacs will be postponed by 24 hours due to weather. He contacted the company responsible for asphalt on Rio Sonaro.

**Phil Clifton made a motion to accept all Reports, and Brad Richard's seconded, all Board members unanimously approved.**

**OPEN FORUM:**

WayneZuksha asked about cracks between the curb and driveway, and sidewalk and driveway. They will be filled by asphalt and cracks will also be sealed.

RoxAnne Gibson thanked the Board for all the recent changes and making our lives a lot better. Fire hydrants will be opened, checked and re-painted soon.

**Brad moved to adjourn, Nick seconded, and the Board unanimously approved.**

**Next Planning Meeting: April19, 2023 – 1pm Lounge 1**



**MEETING MINUTES  
BOARD OF DIRECTORS  
Wednesday, March 22, 2023 1:00 p.m.  
Recreation Center, Lounge I**

**Next Board Meeting: April 26, 2023 – 1pm Lounge 1**

***A motion was made and seconded to adjourn at 2:15 p.m. The Board vote indicated unanimous acceptance.***

Respectfully submitted,

Pam Reinhardt  
Secretary position