

Villas Board of Directors Meeting

June 2, 2022

Present Brad Robinson, Carlene Reinhold, Lou Ann Goldblatt, Jeremy Daunt

Meeting called to order 1pm

Agenda approved

Minutes Approved from Meeting 4/22

Cummings Report: Community financials

Villas Taxes for 2020, 2021 were paid late, no extension was sent, letter was sent requesting extension. Issues with TH Property Management not handling this in a timely manner. Still waiting to see if penalty.

Violations: co-owner to receive letter over multiple violations, never responds. Board feels fines should be brought.

All modifications caught up

2 new residents: Howe 4577 LeBlanc Ct, Redmon 4580 LeBlanc Ct (grandson of previous owner)

One co-owner in arrears, BOD voted to take to collection after several months of non-payment.

Committee Reports:

Boats: Harris out of service for repair

Landscape: Need to rectify mowing issues, Jeremy to talk to Jeff from MLP.

Old Business:

Final 2022 budget still under review by Carmon at Cummings.

Jon Evenson Tree not getting much response from Club, Lou Ann to reach out to new groundkeeper.

TMobile: not able to place dish, no electrical room in house to handle their needs

Current punch list: Muskrat removal scheduled

Asphalt cold patch, hasn't happened.

Drainage project by pond 1 approved by BOD

New Business:

Walk through to take place to determine work that Westside Forestry will do for 2 days when available.

Flag at entrance to be purchased for replacement, Carlene to handle.

Ask Paul Ewing from TH question about mailbox parts, Lou Ann to handle.

Sewell selling (4536 Villa France)

Meeting adjourned 2pm