

Minutes from Club Villas Board Meeting 10/29/17

- Roll Call: in attendance were John Higgins, Mike Ramsaran, Jennifer Connell
- John has a name of lawn care recommended by Carlos
- CMA \$1800/year plus extras for taxes around \$225
- Discussed need to have secret ballot at meeting to amend covenants to take out HOA responsibility for lawn maintenance. Double check covenants...think we need 75% of homeowners to agree.

Board 10/29/17

Oct 2017

Club Villas HOA 2018 Budget (preliminary, not approved)

Lawn service **Quote**
 (Includes mow/trim every 2 weeks (total 18 times), mulch 1 time, and trim shrubs 2 times.
 Also includes mowing common areas every 4 weeks.) **\$6,630**

Liability insurance **Estimate**
 (Includes \$1 million liability per incident, \$10,000 medical expenses. Also, theft insurance.
 Also included, \$1 million liability for directors and officers.) **\$470**

Management service **Quote (\$1800) + fees estimate**
 (Bill and collect dues, keep records, file tax (\$225 fee) and other forms, budget, give advice to directors.
 Also includes postage and supplies, community web site.) **\$2,500**

Contingency (Replacement reserve) \$20.00/month/lot **Calculated**
 (Savings for road repair, storm drain maintenance/repairs, and minor unplanned items including lawyer.
 Special assessments will be required for major unplanned items.) **\$2,400**

	Total	\$12,000
	First month due 1/1/2018	\$100.00

Request: Homeowners pay 1st qtr (\$300) in advance if possible

ESTIMATE

Tru Lawn Care NC

299 Topsail Island Dr.
Garner, NC 27529
(984) 255-8940



To:
John Higgins
1306 Club Villas Dr
Wake Forest, NC 27587

Estimate # 1317
Estimate Date 10/20/2017
Total Amount \$6,730.00

p: (919) 671-7684

Item	Quantity	Price	Tax1	Tax2	Line Total
18 Mows on 10 homes, 10 mows on common areas, pruning 2x a year and estimate 8yds of mulch ounce of year. Yearly Total	1.0	\$6,730.00			\$6,730.00
Any mows after 18 would be \$25per mow per house	1.0	\$0.00			\$0.00
\$60 per yds of mulch after 8yds	1.0	\$0.00			\$0.00

Subtotal: \$6,730.00
Tax: \$0.00
Past Due Amount: \$0.00
Total Amount: \$6,730.00

Notes