

Minutes from Club Villas Board Meeting 9/2517

- Roll Call: in attendance were John Higgins, Mike Ramsaran, Jennifer Connell
- Discussed preliminary agenda for first HOA meeting of which the date and time are TBD.

Items to cover at the meeting are:

1. Homeowners should read the bylaws and are all members of HOA.
2. Meet the Board of Directors and discuss when to hold election for 2018 board members.
3. Need for liability insurance for common areas as well as officer's and director's insurance.
4. Consider HOA management services.
5. Update on internet providers.
6. Discuss paving of the road by builder.
7. Architectural Committee needed (3-6 members)
8. Discuss HOA dues.
9. Discuss major responsibilities of HOA in bylaws.
10. Questions and discussion from members.

Preliminary Club Villas HOA Agenda

9/25/2017 7:00pm

1. Every home owner is a member. You joined at the time of the closing of your residence. Please get your **bylaws and read** them. We will follow them, revise them, or disband if that's what the members want. (To revise them requires 75% of the residences.) Whatever we do, we need to follow the law.
2. Meet the current BODs. I suggest a new election for officers/BOD for 2018 to be held in December.
3. Officers and directors insurance needed. Also, we need to make sure liability insurance for the HOA is in place. I understand it does not cost much. *for common areas not covered by homeowner's*
4. We need to consider a basic HOA management service. They will collect dues, fill out tax forms, and assist with meetings and advise on issues and laws. (They are not lawyers, but they can let us know if we need a lawyer.)
5. Update on Time Warner cable TV and high speed internet.
6. **Discuss paving of road by builder.** *-ASK MIRIAM*
7. Architectural Committee needed (3 to 6 members.)
8. Discuss HOA dues! Your HOA can impose dues and assessments as needed to cover expenses. These can be enforced up to a lien on your property if necessary. Services are nice, but they must be paid for. Therefore, your participation is needed.

*pieces of
moving*

9. Major responsibilities of HOA as set out in bylaws:

The items below constitute my interpretation of some of the major provisions in the bylaws. Please understand that I am not a lawyer and that my interpretation may be in error. Each homeowner is responsible for reading and keeping current with the bylaws, and to participate in the HOA meetings and activities.

- Mow all residences and common areas. Trim shrubs and apply mulch as needed.
- Individual homeowners responsible for fertilization, weed control, irrigation, and landscaping.
- Maintain storm drain system. Individual homeowners are responsible for keeping the drains clear of debris.
- Maintain private road.
- HOA architectural committee to approve exterior changes to houses and yards to insure they comply with bylaws and nature of neighborhood.
- If homeowners approve, the HOA can have irrigation system installed through an existing well on the common property. (This will not be cheap.)

10. Questions and discussion from members.