

Minutes from Club Villas HOA Meeting (unofficial) 10/16/17 located at 1306 Club Villas Drive

- Roll Call: in attendance were Mike Ramsaran 1303, Jennifer Connell 1304, Michelle Inscoe/David Evans 1305, John Higgins 1306, Netanis King/John King 1309, Carlos Guzman 1310, Penny Rupsky 1311. 7 out of 10 homes were represented, satisfying the requirements for a quorum.
- Introduction of neighbors
- Discussed trying to get cable internet to neighborhood. Century Link has said they are not going to upgrade in the near future.
- Paving of road—needs to be done by builder. We have been told it will be done when all houses sold.
- Sample HOA budget
- We need to maintain storm drains in our yards.
- Jennifer will email copy of covenants/bylaws to all homeowners.

Club Villas Drive

NEIGHBORHOOD MEETING

Monday, 10/16/2017, @ 7:30 pm

Meeting will be held at 1306 Club Villas Drive

Discussion of matters we all care about.

Items to be discussed:

- **Introduce ourselves to our neighbors**
- **Cable TV and high speed internet**
- **Paving of road**
- **Brief neighborhood history**
- **Existing well for lawn irrigation**
- **Home Owner's Association**
- **Questions and answers**

Everyone is needed to participate. Please attend!

Club Villas HOA 2018 Budget (sample, not approved)

Lawn service

(Includes mow/trim every 2 weeks, mulch 1 time, and trim shrubs 2 times. Also includes mowing common areas as needed.)

\$7,000

Liability insurance

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

\$500

Management service

(Collect dues, keep records, file tax and other forms, budget, give advice to directors.)

\$2,500

Contingency (\$16.67/month/house)

(Savings for road repair, storm drain maintenance/repairs, and minor unplanned items. Special assessments will be required for major unplanned items.)

\$2,000

Total	\$12,000
Per house per month	\$100

Recommendation: Dues be billed quarterly, in January, April, July, and October