

Villas HOA Board Meeting Minutes  
Sunday, October 29, 2023

**PRESENT:**

- Kay Cannon
- Burke Langrall
- Mike Smith
- Gloria Straka
- Jeanne Edmondson
- Georgia Fiering
- Deanie Gustin

**Meeting Called to Order** by Kay Cannon @ 3:35.

**Minutes from the Annual Residents Meeting** held on Sunday, October 22:

- Motion made to approve by Georgia and 2<sup>nd</sup> by Deanie. Approved w/addendum regarding the selection of City Lawns as our lawn service company for 2024. Deanie will add to minutes before posting on the Villas website. (VillasHOA.org)

**New Business:**

- Elect Officers: As approved by board members -
  - ✓ Mike Smith – President
  - ✓ Deanie Gustin – Vice President
  - ✓ Kay Cannon – Treasurer
  - ✓ Burke Langrall – Member at large
  - ✓ Jeanne Edmondson – Member at large
  - ✓ Gloria Straka – Member at large
  - ✓ Georgia Fiering – Member at large
- 2024 Budget:
  - ✓ Kay presented proposed budget for 2024. After discussion, motion made by Georgia and 2<sup>nd</sup> by Deanie to approve the budget as submitted. Budget passed.
- 2024 Dues:
  - ✓ Discussion about raising dues for 2024. Auburn Meadows is raising dues by a little less than 10% which amounts to approximately \$4.18 a month/household. Recommendation to not raise dues for 2024 was made. After discussion, Deanie made the motion to not raise dues this year. 2<sup>nd</sup> by Georgia. Motion passed unanimously. Dues will NOT be raised in 2024.
- Airbnb:
  - ✓ It has been brought to the attention of the board that the home at 17920 is being used as an Airbnb. This is against the covenants and by-laws of both the Villas and the larger Auburn Meadows. After much discussion, the decision was made to send the homeowner a certified/registered/return receipt letter asking him to immediately cease utilizing his property for this purpose. If he fails to do so, further action (legal) will be taken.
- Future Meeting Dates:
  - ✓ Mike asked the members to think about dates for future meetings so they can be put on the calendar and members are aware far in advance of the dates. Also discussed that it's perfectly understandable that there may be times when some members can't attend and that is acceptable. Please bring suggestions to the next meeting. Once established, Deanie will publish on the website.

**Old Business:**

- From the Architectural Committee – several months ago a letter was sent to residents requesting that attention be given to the exterior of their homes for various reasons – IE: paint, shutters, dead trees/bushes etc. All but one resident has complied. Discussion about steps going forward. This resident has already received several letters from the HOA requesting that certain elements of their exterior be repaired. Decision made to send one final letter before pursuing further action, up to and including legal opinion.

**Adjournment:**

- Mike made the motion that the meeting be adjourned at 4:35. Second by Georgia. All agreed. Meeting adjourned at 4:35 p.m.

Respectfully submitted,  
Deanie Gustin, Recorder