

Meeting Minutes
Villa Del Oro Condominiums

Regular OR Special Meeting of _____

Date: April 18th **Time:** 5:30 PM **Place:** Academy Mortgage

Directors present: Traci Douma (Secretary), Samantha Swingle (President), Larry Kempton (Vice President),
Douma (Treasurer), Brent Britton (Manager)

Directors absent:

Others present:

Notice of Meeting: Meeting time and place was established at prior meeting and regular mail.

Determination of quorum: Yes.

Call to order: Meeting called to order by Samantha Swingle, at 5:31pm

Minutes of Prior Meeting: Samantha motioned to pass. No objections.

Treasurers/Financial Report: Brent went over financial, Traci motioned to pass, Samantha seconded, motion passed

Comments:

- Comments from tenants: Water discrepancy in #1 due to A/C freezing from overuse of fan. Tenant was warned that the fan was causing the issue yet continued to use the fan causing the unit to freeze up twice. When the water ice would melt it caused a leak. HOA paid for the repair, however, it was unanimously decided that in the future it will be the landlords responsibility to pay if the damage is caused by the tenant. Samantha will compose a letter to go out to tenants and owners regarding water loss and who's responsible for repairs.

Old business:

- Pool Repair: Prepared to open Memorial Day. Thirty tiles need repaired to lessen the chances of water loss. Brent will get a bid for repairs. Samantha and Traci both voted to repair the tiles while the pool was empty pending the bid amount.

New Business:

- Sewer line replacement on West side of building: Brent is getting bids on this as well. Samantha will include this in her letter to owners and tenants as there is a possibility of no water on the West building for a very short period of time (i.e. less than an hour)
- Grounds maintenance for Spring/Summer: We are getting the concrete sealed this year. Time TBD. Samantha will include this in her letter as well.

Other Business:

- We received a letter of resignation from Treasurer Mary Jane Douma. She no longer owns property at Villa Del Oro.
- Samantha Swingle intends to resign at the end of 2017.
- Brent to contact Lori Ratton about a message board on our website to keep everyone informed easier of the upcoming repairs and tenant/owner question/comments.

NOTE:

Next meeting: July 11th, 5:30 at Academy Mortgage

Adjournment: Meeting adjourned at 6:13