Minutes of Villas Executive Board Meeting
April 29, 2008

Members present

Mike Strawins – President
Jean Kelley – Vice President
Pat Sucec – Treasurer
Donna Haase – Secretary
Nancy Cake – Member-at-large
Keith Li
Robbin Roth

Mike Strawins called meeting to order at 6 p.m. and presented the latest Architectural Control Committee (ACC) requests and their status. Two positions now exist on the ACC because Mike Strawins and Pat Sucec are still on the committee. An email will be sent to Jack McElwee to advertise the openings.

Agenda items

1. *Approval of minutes from the April 16th meeting of the new board*
   - Pending; annual minutes have been done.

2. *Discussion of the minutes from the annual meeting of 2008*
   - Posted on the Villas website, will file for 2009 annual meeting.

3. *Meeting schedule*
   - Third Wednesday of every month at 6 p.m. unless schedules conflict; then meeting will be rescheduled.

4. *Retention of Association's attorney*
   - Has served our needs well, knows the business, motion made to retain attorney, motioned seconded, all in favor, attorney will be retained.
   - Mike Strawins chosen to be the contact person for the attorney.

5. *The pond, it's our responsibility – now what?*
   - Recommendation made to establish a Villas Environmental Commission to begin the research and implementation process of cleaning and maintaining the pond.
   - Pat Groh recommended as a Villas Environmental Commission member.
   - According to a previous South Hanover Township Planning Board meeting, Part 6 Section 1B, Section D… "All ponds in South Hanover Township must have 6 ft high chain link fence if it has a grade of 3:1 on the bank". This issue has been tabled for the moment by the South Hanover Township Planning Board.
   - The Villas Environmental Commission will be an advisory committee to the Executive Board. All recommendations will be filtered through the Executive Board.

6. *Review previous board's decision concerning publishing the minutes and financial info*
   - Financial statements and accounts receivable will not be published as per our attorney's recommendation.
   - If a homeowner requests to review financial statements, they must present a request in writing, and list specifically what they want to see to Nichole or Robbin. Sensitive (personal) information would be removed and the homeowner would see the edited document. Their request would be stapled to the document and filed.
   - Recommended forming a financial committee to advise the Executive Board. Mike Strawins appointed Keith Li to serve on committee, Keith accepted.
   - Minutes will be presented on Villas website as a general bullet list reflecting the agenda.

7. *Leftovers and/or loose ends*
   - Association's Yahoo mailbox – currently not being used.
   - Petty Cash fund – will be turned over to the Executive Board to be used as an open fund at the discretion of the Board (i.e. Welcoming Committee).
   - Driveway sealing – meeting with the company to set up dates, will be done in order of settlement date.
   - Siding replacement – Need to purchase siding and find a place to store siding; Pat will check local storage unit prices. Mike will check price of siding and how much to purchase. Tabled until next meeting.
   - Satellite dishes – An eight page document exists that was adopted by first board regarding satellite dish installation. Satellite dish owners must first get approval through the ACC before installation. Previously unapproved satellite dishes installed in an unauthorized location (i.e., roof) must be moved to an approved location at the owner's expense. Tabled until next meeting.

8. *For the good of the order*
   - Donna Haase inquired about having a community yard sale. We can have one as long as association funds are not used. Donna will follow up with homeowners for interest in having a community yard sale.
   - Gutters – some still not handling rainwater, recommendation made to hire a roofing installer and/or an engineer to assess gutter performance and then talk to Richmar based on engineer's assessment.

The next Executive Board meeting is scheduled for Tuesday, June 3d at 6 p.m. (not on Wednesday due to schedule conflicts). Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Donna Haase, Secretary