

Jim [Signature]

Official Minutes for Feb 22, 2018

*Jim Ginter has Proxy for
Rick Roberts by [Signature]*

Eden Villas Garden Court Townhome Association

2/22/18

AGENDA

Meeting called to order

Board Members Present: RR RV BL JG

Southern Property Management Represented By (quarterly):

Homeowners Present: circulate sign-in sheet

Motion to circulate minutes RR RV BL JG approved

Reports:

-Financial

- January 2018
- Water/Sewer bill budgeted at \$15833 per month for 2018. January bill was \$16,181. February bill is \$17,710

Discussed + approved

-Operating/Reserves

-Insurance

- Bids will be distributed to Board when received by Southern Property

-Collections

- 1800 Woodvine UPDATE-\$4582.28 received toward \$12905 balance
- 1801 Woodvine UPDATE-- Sent to collection attorney
- 1801 Stonehenge-\$5119.37 received. Payment arrangement to pay \$500 per month for 6 months to clear balance of 1935.54
- 1810 Stonehenge-\$3457.06 received. Current as of Jan.
- 1847 Stonehenge- Attorney received payment to start foreclosure process as owner is deceased with no next of kin
- 1842 Oakleaf - \$3000 received toward \$8000 balance
- \$16,158.71 total received this month in arrearage!

Fantastic

Repairs:

- 1820 Woodvine-roof repair complete
 - 1826 Stonehenge- roof/bathroom leak complete
 - 1885 Richland – Fascia repair on carport (pending)
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New Business:

- Volo Village Test successful!
 - Mailbox numbers- must be maintained by homeowners
 - Can Board approve \$400 expense for Mighty Green ant bed treatment?
 - New renters at 1868 Woodvine!
 - Southern Property to prepare closing packets for residents
 - Security cameras for neighborhood: currently obtaining quotes
 - Working on Eden Villas website: coming soon!
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*Motion RR.
Vote for JG. RR*

Approved \$400 expense to Spray for Ants.

adjourned at 1052.