VILLAROSSO

Residences at DTC West

MEETING MINUTES

BOARD OF DIRECTORS
REGULAR BI-MONTHLY MEETING

Tuesday, May 24, 2016 4:00pm

The regular bi-monthly meeting of the Board of Directors of VillaRosso Residences at DTC West Condominium Association was called to order at 4:05 PM on Tuesday, May 24, 2016, by Association President, Charles Kellogg.

The following Board Members were also present:

Carl Sullivan, Vice President
Bill Boyington, Secretary/Treasurer
Susan K, Member at Large
Susan Wirt, Member at Large

Rob Williams, Association Manager, was present.

Homeowners attending:

- Four homeowners were in attendance.

Homeowner Forum:

Susan – has the board ever considered solar panels? Charles answered yes, at the time it was determined that it was not a viable

option for VillaRosso due to the various obstructions that exist on the roof.

Nancy (Representing the Fullers) – expressing concern with the leak in the ceiling of the 7th floor. – Rob explained that the leak has not yet been fixed although several attempts have been made so far.

Review of Minutes:

The Minutes of the March 22, 2016 regular meeting were presented and reviewed by the Board. Susan K motioned to accept the minutes as presented, seconded by Carl. The remaining members voted to approve except Bill Boyington. The motion to approve the minutes was carried.

Monthly Operating Reports:

Rob presented the March and April 2016 monthly operating reports for approval. The Board reviewed and discussed the various reports. Carl motioned to accept the operating reports for January and February 2016 as presented. The motion was seconded by Susan K.   The motion was carried.

Unfinished Business Presented:

- **Damage to ceiling on 7th floor hallway.** José Mendez made repairs to the 7th floor hall ceiling as well as the soffit at the main entry and some water damage in 703. A painting contractor will soon follow to touch-up the paint.

- **Planting of new trees and bushes.** American Arbor Care has planted new trees at each side of the main entry. Other bushes are scheduled to be placed soon.

- **Asphalt Driveway Replacement:** Bill Boyington updated the Board with progress for the repaving project. CTL Thompson issued a new proposal for additional engineering design to address certain drainage issues. The proposal was too high and it was decided to pass on it. Details with the contract were worked out with CTL Thompson. Seven contractors have indicated interest in bidding the project. Interviews with prospective bidders will be held with CTL Thompson and final bids should be coming in shortly. When the schedule is finalized the Board will hold a meeting with the homeowners.

- **Boiler and Power Burner:** We have found a company (Frost Line Mechanical) that feels they would be able to make repairs to the power burner. They are researching the details and will submit a proposal as soon as possible.

New Business Presented:

Weight Limit on Dogs: The desire to adopt a rule to limit the size of dogs by weight in the building was discussed. The Board does have the authority to do this as provided in the Declaration. Add an item to next meeting's agenda to discuss a resolution limiting the size of dogs by weight who live on the grounds of VillaRosso. Discussion involved the weight limit itself and if a grandfathering clause for existing overweight dogs should be included.

Limit on Number of Rental Units in the Community: A proposal was raised to amend the Declaration to limit the number of rental units in the association. Details of this resolution will need to be worked out involving the details of how the rental units turn over and the necessity to maintain a waiting list. The resolution should be drafted by the Association's attorney.

There being no further business before the Board, it was motioned by Carl to adjourn the meeting. The motion was seconded and the meeting was adjourned at 6:00 pm.

Minutes transcribed by Rob Williams

Association Manager

The foregoing minutes were approved by the Board of Directors

on   _____.

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Bill Boyington, Secretary/Treasurer