
TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
December 8, 2016

The meeting began at 6:00pm. The following Board Members were present: Kyle Zimmerman, Robert Shinno, Donnie Baca, Jeffrey Davidson, and Steven Dobbs by telephone conference. Management (ceosd.net) was represented by Santina Sandoval.

The following items passed as part of the CONSENT AGENDA: FINANCIAL STATEMENTS for period ending 10/31/16 and 11/30/16 were accepted; MINUTES of the Board meeting held 10/26/16 and 11/12/16 were approved.

NEXT REGULAR BOARD MEETING will be held Tuesday, 01/10/17 at 6:00pm in the conference room of the Management office.

PRESIDENTS REPORT: Kyle Zimmerman reported out on member concerns and statements. [BDMT]

TREASURER'S REPORT: Jeff Davidson reported out on move in/out Fees, general ledgers to be YTD on financials, water increase, landscaping fee, and landscaping extras. [BDMT]

MANAGEMENT REPORT: Santina updated the Board on the status of: New Legislations; Owner Address Notice [ANNL]; Hydro Jetting Kitchen Stacks [PLUM].

UNFINISHED BUSINESS

A. NON-COMPLIANCE RE:FLOORING: Tabled by consent. [1219]

Telephoned conference was disconnected Steven was not present at this time.

B. PAINTING BUILDING: Tabled by consent, with adding to the project priority list. [1160]

C. MECHANIC'S LIEN LAW: Tabled by consent. [1208]

NEW BUSINESS

A. MEETING MINS WITHIN 15 DAYS: Managment was tasked to post meeting minutes in bulletin located in the garage. [MINS]

B. MINS TO STATE HOW EACH BOARD MEMBER VOTED: On a motion by Jeff, with Rob and Management explanation of standard practice, motion was dropped by consent. [MINS]

C. REMOVE GLASS on BULLETIN: On motion by Jeff, motion was dropped by consent. [BDMT]

Steven was reconnected by telephone conference.

D. REMOVAL OF HOLIDAY LIGHTS YEARLY: On a motion by Jeff, the Board, lights will be approved yearly. Passed 5-0. [LGHT]

E. LANDSCAPER: On a motion by Jeff, the Board, approved Management to seek proposals. Passed 5-0. [LAND]

F. JANITORIAL MGMT to REPLACE: By consent of the Board approved Management to seek proposals at the same dollar amount of \$399.00. [JNTR]

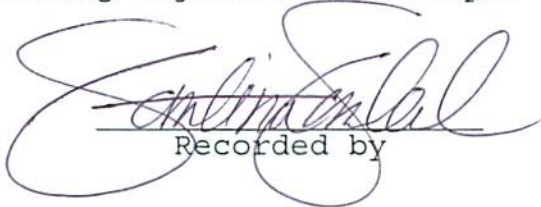
G. PRIORITY LIST of PROJECTS - DRAIN CLEANING: On motion by Jeff, the Board, approved Hydro jetting the kitchen stacks. Passed 5-0. [COMM]

H. ETHICS POLICY: Tabled by consent. [1228]

I. DISCLOSURE & PAYMENTS RULE: Tabled by consent. [1230]

J. AMEND BYLAWS ETHICS POLICY: Tabled by consent. [1229]

The meeting adjourned at 7:46pm.


Recorded by

DRAFT
Approved by