
TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
MINUTES
of the Regular Meeting of the Board of Directors held
February 21, 2017

The meeting began at 6:33pm. The following Board Members were present: Robert Shinno, Jeffrey Davidson, Steven Dobbs. Management (ceosd.net) was represented by Santina Santina.

OPEN FORUM: Owners were concerned about pipes leaking in the garage and rust from pipes leaking onto cars. [OPEN]

MINUTES of LAST MEETING held on 01/10/17 were approved. 2-1 (w/Jeff Davidson abstaining). [MINS]

FINANCIAL STATEMENTS for period ending 01/31/17 were accepted. [FINS]

TREASURERS REPORT: Jeff reported out on Morgan Stanley investment recommendations, \$30,000.00 12-month CD, \$30,000.00 18-month CD, and \$33,137.00 plus interest to remain liquid in the Money Market Account (Reserves Account). On a motion by Jeff, the Board, approved investment recommendations. Passed 3-0.

Kyle Zimmerman joined the meeting through telephone conference.

MANAGEMENT REPORT: Santina updated the Board on the status of: The Project List; Blood Stains.

UNFINISHED BUSINESS

A. PAINTING BUILDING. Tabled by consent. [1160]

B. MECHANIC'S LIEN LAW. Tabled by Consent. [1208]

C. NON-COMPLIANCE RE:FLOORING. On a motion by Kyle, the Board, approved the recommendations of the Associations legal counsel. Passed 3-1 (w/Steven Dobbs abstaining). [1219]

D. DISCLOSURE & PAYMENTS RULE: On a motion by Steven, the Board, approved the disclosure & Payments rule. A 30 day notice will go out to membership. Passed 4-0. [1230]

E. LANDSCAPER: On a motion by Jeff, the Board, approved Aztec Landscaping proposal of \$633.00 monthly. In addition Aztec Landscaping is to trim the trees that lien over into Trevi Villa property, not to exceed \$500.00. Passed 4-0. [LAND]

F. JANITORIAL: On a motion by Jeff, the Board, approved Aztec Landscaping, proposal of \$762.00 monthly, with swapping the garage to be added. Passed 4-0. [JNTR]

G. SECURITY CAMERA UPGRADE: On a motion by Jeff, the Board approved Bay Alarms proposal of \$2,750.00, security upgrades.

Passed 3-1 (w/ Kyle Zimmerman abstaining). [1239]

NEW BUSINESS

A. THIRD FLOOR WOOD BEAMS: On a motion by Steven, the Board, approved EmpireWorks proposal of \$1,199.00, with an Addendum to be drafted by Management and the Architectural Committee and add to the existing contract. Addendum is to state that loose bolts are to be tightened and metal angles are to be flush with beams. Passed 4-0. [1132]

B. FIRST FLOOR COLUMN: On a motion by Jeff, the Board approved EmpireWorks destructive testing proposal of \$2,850.00. Passed 4-0. [1257]

C. BIKE RACK: This item has been referred to the Architectural Committee. [1256]

D. NATIVE GRASS: This item has been referred to Aztec Landscaping. [LAND]

NEXT REGULAR BOARD MEETING will be held Wednesday, 03/22/17 at 6:30pm in the Management Conference Room. [BDMT]

The meeting adjourned at 7:37pm.


Recorded by


Approved by

MAR 22 2017