

**SKYE LOCH VILLAS OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**MEETING and COMMUNITY FORUM**

**7:00 P.M.**

**LOCATION: COMMUNITY BUILDING**  
**MINUTES FROM BOARD MEETING**  
**NOVEMBER 12, 2020**

The Meeting was called to Order by President David Wyllie at 7pm. He then led the Pledge of Allegiance, followed by a moment of silence for those we have lost this year. He then read a statement about COVID-19, stating that we have taken precautions such as social distancing, and that all attendees are here at their own risk. He asked that everyone turn their phones off, and those watching via Zoom to mute their microphones. The meeting was then called to order.

It was certified that there was a quorum of the board. All four board members were in attendance. Proof of Meeting Notice was verified by Scott Vignery and President Wyllie. The President then reminded all attendees that this was a Budget Meeting only-no other subjects would be covered. It was agreed to go line by line and for residents to ask questions as we moved along.

- 1) Laundry fee-it has not gone up, we made more than expected
- 2) Office administration-fees went down. It is separate from mgmt fee
- 3) Website fee-same
- 4) Insurance-increased
- 5) Licensing fee-no change
- 6) Corporate reporting fee-no change
- 7) Management fee-no change
- 8) Legal collections-unknown. Civil closed are closed due to COVID, no collections were done
- 9) CPA fees-no change
- 10) Lawn service-no change
- 11) Pest control and fertilization-no change. President Wyllie stated our program to eliminate rats is working, and anyone may ask the board for a bait station, to be handled by Quan
- 12) Building maintenance-increased. Scott Vignery stated that surplus funds have been placed there for future. It was clarified that the buildings covered here are the Clubhouse and the Maintenance shed
- 13) Fire protection-no<sup>3</sup>change

- 14) Ground maintenance-decreased. Scott Vignery stated we budgeted \$18,000 this year and only spent \$4000. He stated we could stay with \$18,000 or lower it and put the surplus elsewhere. He also clarified that this item covers common area plumbing and electrical repairs
- 15) Pond maintenance-agreed to continue. Very much worth the cost. Question raised about the bridge needing repair. Mr Vignery stated that would fall under Building Maintenance
- 16) Pool service and repair-President Wyllie stated it was recently found that one of the pumps was not functioning. That has been repaired
- 17) Salary for Quan-it was agreed to give our maintenance man a raise of \$1.00 per hour. Many comments were made that he does a good job. Some questioned why he did not pick up limbs in yards. President Wyllie stated that Quan was hired to do Association things. If the limbs are picked up and placed at the sidewalk by the Resident, Quan will take it. Mr Vignery stated that if Quan comes onto someones' property and is injured, the Homeowners' insurance would cover that and not the Association
- 18) Electric, water and sewer-no change. President Wyllie stated we had several major leaks on common property in the past year.
- 19) Waste removal-increase. A comment was made that residents are putting non-flattened boxes in the dumpsters which take up extra room. Kerry Jarvis advised that the next Ripples would have an article to this effect, as well as recycling
- 20) Security-President Wyllie brought up the cameras and stated video surveillance signs would be next
- 21) Phone in kitchen-no change. Non-functioning. It was discussed to convert it to WIFI for Clubhouse and pool area use
- 22) Cable TV-same but will be changing in November when our contract is ending
- 23) Reserves- Mr Vignery stated this covers painting, paving, major drainage pond work. As for paving, the latest from the paving company was that they want to do it in December. Board agreed to discuss at another meeting. This item also covers roofing (\$22,400 has been set aside for it). Kerry Jarvis asked when the next painting of units will occur. It was unable to be determined when that would happen, but Mr Vignery stated it was approximately every 6-9 years. President Wyllie recommended that we not use the same company as last time due to poor job performance. Also suggested to do worst units first, to find someone to roll paint not spray paint, and to have repairs done before painting.

The motion was made by James Bue, seconded by Elizabeth Hassett and voted to accept the budget in the amount of \$375,160. Motion carried.

Sheila MacLean suggested we have the audit done since it had been done only when AmeriTech took over. Mr Vignery stated the audit is of SkyLoch Villas finances and not of AmeriTech practices. President Wyllie stated he saw no malfeasance. The vote to waive the Financial Reporting requires a quorum of 35. The statute allows 90 days to meet this requirement. The results of this vote will be reported pending a final tally of the quorum. If waived, the statute still requires a report showing the annual cash receipts and disbursements for both the Operating Fund and Reserve Fund at a much lesser cost.

Mr Vignery reminded everyone that forms to run for the Board are available on the table by the front Clubhouse door.

President Wyllie then made several statements. First, he took full responsibility for allowing residents to paint their front doors in colors other than white, if it would bring pleasure to their lives. Secondly, he regretfully resigned his position as President, due to upcoming federal court appearances pertaining to his previous career in law enforcement. He thanked everyone, and the present Board members, for their hard work in making things go smoothly and transparently. Vice President James Bue thanked President Wyllie. Everyone applauded.

President Wyllie motioned to Adjourn this Board meeting.

Respectfully,

Debra Wyllie

A handwritten signature in cursive script that reads "Debra Wyllie".