

Minutes
Drake Village
HOA Regular Meeting
February 25, 2016
7:00 pm

Call to Order

The meeting was called to order at 7:07 pm.

Attendees

Present: **Ronald Lee- Vice President**
 Nicole Arms- Secretary
 Doug Bradley-Member at Large
 Donna Dickey- Member at Large
 Sharon Bonner- International Realty
 Unit 833- Tom Thompson, Owner
 Unit 861- Laura Spencer, Owner
 Unit 879- Patricia Jackson, Owner
 Unit 881- Mariela Salgado, Owner
 Unit 885- Anthony Schember, Owner

Quorum Present

Yes

Approval of Minutes

A motion was made by Doug Bradley to approve the January 28, 2016 minutes, second by Nicole Arms.

Vote: Unanimous approval

Resolved: The minutes of the January 28, 2016 meeting are approved and entered into the Association records.

Presentations

None

Public/Owners Comments

Unit 861:

- Reported that when the sprinklers run in the courtyard the water is running into the back alley.
- Reported the screen on the screen door was damaged during the Dry Rot Project and needs to be repaired.
- Inquired about the growth of the grass in the courtyard, that has been damaged due to the lack of being watered during the Dry Rot Project and the gas pipe repair.

Unit 827:

- Expressed concern of the planting of a palm tree by Unit 885 on 9th street.

Minutes
Drake Village
HOA Regular Meeting
February 25, 2016
7:00 pm

Unit 833:

- There are residents parking illegal behind garages.

Regular Session

1.) Financial Report

- a. The financial reports were reviewed.

2.) Old Business

- a. Termite maintenance and wood rot repair project
 - i. Southside walkthrough resulted in the following findings:
 - 1. The 2 fire extinguisher glass cover needs to be replaced
 - 2. Fence caps and dowels, needs to be replaced on fencing.
 - ii. Payments
 - 1. Phase 3:Decks and Walkways \$30,813-Approved
 - 2. CO#8: Building Permits \$1,440-Pending address correction to 855 Magnolia Ave.
 - 3. CO#10: Side Sanding \$900- Approved
 - iii. All three phases of the Dry Rot project have been completed. The owners now have full use of the decks and stairs.
- b. Pest Control
 - i. Termite Fumigation Tenting
 - 1. Review Bids
 - a. Premium Termite and Pest Control-**\$25,672.00**
 - b. Accurate-**\$29,125.00**
 - 2. Covering Cost
 - a. Approximately half the expense will be paid for by way of a \$500 per unit one-time special assessment on all homeowners, with the balance to be covered by funds in reserve accounts.
 - 3. A motion was made by Doug Bradley that we select Premium Termite and Pest Control to conduct the fumigation and that we send out a ballot for a special assessment for the homeowners, second by Nicole Arms.
Vote: Unanimous approval
 - ii. Premium Termite Rodent Control Bait Traps Report
 - 1. Unit 879 reported that mice continue to be a nuisance.
- c. Drake Village website
 - i. Email subscription
 - 1. Homeowners now have capability to subscribe to receive emails.

Minutes
Drake Village
HOA Regular Meeting
February 25, 2016
7:00 pm

2. To advertise the new email subscription, a flyer will be placed up on the property, also we will send out a letter to the homeowners.
- d. Kanes Gardner's
- i. Dead Tree Removal
 1. 6 Dead trees
 - a. It was suggested that because of the winter weather we should wait until the summer to remove the trees.
 2. Tree Stump removal
 - a. The tree stump on Crystal and 9th street has been removed.
- e. 9th Street Gate Bird Repellent
- i. Spikes- The spikes have been installed.
 - ii. Power Washer- Doug Bradley was approved to purchase a power washer of the cost up to \$225.
- f. El Nino Awareness/Preparation
- i. Emergency sump pumps
 1. Homeowner Burke Banner (Unit 837) will adjust a hole large enough to slide a hose through the grate.
 - ii. Gutter maintenance
 1. This will be tabled for a later date.
- g. Recreation Room leak
- i. A roof leak in the back right corner has been identified. Sharon Bonner will look into our previous roof contractors, to repair the leak.
- h. Parking Signs
- i. Doug Bradley has placed "No Parking Signs in the Alley" to discourage people from parking in the alley.
 - ii. Mariela Salgado (Unit 881) volunteered her husband Isaac to hang more signs.
- i. Rebuild-gas pipes box
- i. The board received a quote from Simon Birch for \$850-\$900, to rebuild the box.
 - ii. In the event a plumber or the gas company will need to gain access to the pipes. The board would like to design a solution that including placing a box to cover the pipes instead of rebuilding a nailed shut box.

Minutes
Drake Village
HOA Regular Meeting
February 25, 2016
7:00 pm

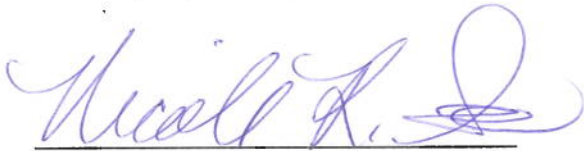
3.) New Business

a. Board Elections

1. A motion was made by Doug Bradley that we send out candidate nomination forms for the board elections, second by Nicole Arms.

Vote: Unanimous approval

Meeting Adjourned 7:55 pm



Secretary