

**Minutes**  
**Drake Village**  
**HOA Regular Meeting**  
**January 26, 2017**  
**7:30 pm**

**Call to Order**

The meeting was called to order at 7:31 pm by Mariela Salgado, Vice President.

**Attendees**

**Present:**

**Mariela Salgado - Vice President**  
**Nicole Arms - Secretary**  
**Doug Bradley - Member at Large**  
**Laura Spencer - Member at Large**  
**Sharon Bonner - International Realty**  
**Unit 833 - Tom Thompson, Owner**  
**Unit 847 - Simon Martinovic, Owner**  
**Unit 849 - Lyusa Davtyan, Owner**  
**Unit 853 - Dorothy Townsend, Renter**  
**Unit 863 - Benjamin Anozie, Owner**  
**Unit 885 - Anthony Schember, Owner**

**Quorum Present**

Yes

**Approval of Minutes**

A motion was made by Mariela Salgado to approve the October 27, 2016 minutes, second by Laura Spencer.

***Vote: Unanimous approval***

**Presentations**

None

**Public/Owners Comments**

Unit 847:

- Simon Martinovic, expressed concern about homeowner's washing cars on the property and not conserving water.

Unit 885:

- Anthony Schember reported that the rain gutter in front of unit is lowered and doesn't allow for water to drain.

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Unit 853:

- Dorothy Townsend expressed the front courtyard entry gate lock is not closing properly and key doesn't work to open door. Also, that four packages were misplaced/stolen from the mailbox area. The HOA will have a locksmith come out to repair the lock.

Unit 861:

- Laura Spencer will do research on a locked delivery box.

Unit 827:

- Doug Bradley volunteered to install a camera on the front courtyard entry gate to review in/out traffic.

Unit 863:

- Benjamin Anozie reported that the rain gutter going down in front of unit is missing a part to have water run into courtyard. Also, volunteered to do research on how to deter water in the north garage way run off during rainy seasons.

Unit 881:

- Mariela Salgado report that she has noticed mouse droppings and scratching in walls in unit garage. The HOA will send out a letter to all homeowners to clean garages and store food in sealed containers.

Unit 879:

- Patricia Jackson reported that she noticed scratching in walls and has placed mouse traps because she noticed mice.

**Regular Session**

**1.) New Business**

- a. Rain Gutter Repair to Rec Room and Unit 887 (\$800)
  - i. A motion was made by Nicole Arms to pay for the rain gutter repair for the rec room and unit 887 (\$800). Also, to get a quote to have unit 863 and unit 885 gutter repaired and review unit 827 roof, second by Doug Bradley.

***Vote: Unanimous approval***

- b. North garage way sump pump repair
  - i. The HOA thanked all the homeowner's helped with pumping out the access water that failed to pump out to the street during the raining storm. A special thanks to Burke Banner for providing a pump that pumped out the water. Pete's Plumbing repaired the pipe on Monday, January 23, 2017.

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**2.) Old Business**

- a. Wrought Iron Repair
  - i. Erica and Doug Bradley will get a proposal for iron rod repair.
- b. Earthquake Insurance
  - i. Sharon Bonner will contact Anthony Henley about getting a new quote and will revisit.
- c. Landscaping Committee Report
  - i. The board would like to review a cost comparisons of doing xeriscaping, upgraded irrigation, mix use landscaping, and having volunteer homeowners gardening in the common area.
  - ii. A motion was made by Doug Bradley to approve the fees to get a quote from landscaping companies for under \$100, second by Nicole Arms.  
***Vote: Unanimous approval***
- d. Unit 847 Screen Door
  - i. Homeowner is still looking for a replacement screen door for HOA board approval.
- e. Unit 841 Missing Windows Screen
  - i. A letter has been sent out to the homeowner and the windows screen are still missing as of 01/26/2017.
  - ii. A motion was made by Nicole Arms to fine Unit 841 \$50 for missing window screens, second by Laura Spencer.  
***Vote: Unanimous approval***
- f. House Rules
  - i. A motion was made by Doug Bradley to approve the revised House Rules and send out a copy to all homeowners, with the additional verbiage about washing cars in the garage ways, with a final review from International Realty, second by Mariela Salgado.  
***Vote: Unanimous approval***

**Adjournment**

Meeting Adjourned 8:50 pm



Drake Village HOA, Secretary