

Minutes
Drake Village
HOA Regular Meeting
August 25, 2017
6:00 pm

Call to Order

The meeting was called to order at 6:14 pm by Ronald Lee, President.

Attendees

Present:

Ronald Lee - President
Mariela Salgado - Vice President
Nicole Arms - Secretary
Doug Bradley - Member at Large
Laura Spencer - Member at Large
Sharon Bonner - International Realty
Malcolm Bennett – International Realty
Unit 847 - Simon Martinovic, Owner

Quorum Present

Yes

Approval of Minutes

A motion was made by Laura Spencer to approve the May 18, 2017 minutes, second by Doug Bradley.

Vote: Unanimous approval

Presentations

None

Public/Owners Comments

Unit 847 reported the front exterior door needs a new plate on the door to prevent unwanted entry. The board gave permission for Unit 847 to replace the plate with a wider plate.

Regular Session

1.) Financial Report

- a. Reserve Study
 - i. The board will review the draft reserve study provided by LGH Consulting, Inc. and provide feedback.
 - ii. HOA dues increase
 1. A discussion took place on increasing the HOA dues after the HOA board has reviewed the completed reserves study.

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b. Monthly Reserves Contribution

- i. A motion was made by Doug Bradley to reallocate \$10,000 from International Realty account to Drake Village reserves account and increase monthly reserves allocation from \$1300 to \$1500, second by Laura Spencer

Vote: Unanimous approval

2.) Old Business

a. Earthquake Insurance

- i. Sharon Bonner will check with Farmers Insurance when the new policy declaration will be available.

b. Landscaping Committee Report

- i. None.

c. Roof Repair

- i. Doug Bradley will work with vendors to receive three quotes.

3.) New Business

a. Painting Quotes

- i. Two quotes have been received, the board will secure a third quote. There will be a special meeting in September 2017 to review the quotes.

b. Water and gas shutoff valves

- i. A discussion took place on where the water and gas shutoff valves are on the property.

c. Pest Control

- i. Multiple adjacent units on 9th street have reported having an infestation of bugs. Pest control will be contacted to inspect units.

d. Screen Doors

- i. In the event that a homeowner would like to install a new screen door it will have to be approved by the HOA prior to installation.

e. Security Cameras

- i. Two cameras have been installed in the courtyard on Unit 847. Unit 871 volunteered to have security cameras placed in front of the unit.
 - 1. A motion was made by Nicole Arms to reimburse the cost of the cameras back to Doug Bradley, second by Laura Spencer.

Vote: Unanimous approval

f. Unit 867 Kitchen Vent Hood Installation

- i. A motion was made by Laura Spencer to approve the installation of a kitchen vent hood in Unit 867, second by Nicole Arms.

Vote: Unanimous approval

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Adjournment

Meeting Adjourned 7:20 pm

A handwritten signature in blue ink, appearing to read "Nicole K. Q.", written over a horizontal line.

Drake Village HOA, Secretary