

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

Valley Country Club

August 18, 2022

5:00 PM

Meeting was called to order at 4:45 p.m. by Tom Alfrey. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Tom Alfrey, Dan Darling, Kathy Hill and Dick Stein

Board members absent and excused: Kathryn Ake, Margaret Escobedo

Homeowners: 0 Homeowners Present.

CPMG Staff: Virginia Johnson, Association Manager

Contractors: None

Landscape Committee: none

Meeting Minutes:

- **Motion:** to approve the meeting minutes from July 18, 2022 as written, was made by Tom Alfrey, seconded by Kathy Hill and passed unanimously.

Financials/Legal:

- **Motion:** to approve the July 2022 financials prepared by CPMG subject to audit was made by Dan Darling, seconded by Tom Alfrey and passed unanimously.

Attorney Status Report: No accounts currently at attorney

Association Managers' Report: Virginia Johnson provided update on daily operations.

- **Motion** to adopt the state required revisions to the Conduct of Meeting Policy was made by Tom Alfrey, seconded by Dick Stein and passed unanimously.
- **Motion** to adopt the state required revisions to the Covenant Enforcement Policy was made by Tom Alfrey, seconded by Dick Stein and passed unanimously.
- **Motion** to adopt the state required revisions to the Collection Policy was made by Tom Alfrey, seconded by Dick Stein and passed unanimously.

Action outside of a meeting:

- Adopt the 2023 budget with no increase was made by Tom Alfrey, seconded by Dan Darling and passed unanimously.

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 4:55 PM

Next Meeting: - Annual Meeting 8.19.22 5:30 PM September 19, 2022 8:00 AM