

VILLAS AT THE PEAKS HOA MEETING MINUTES

July 9, 2024 5:00 pm On-site.

PRESENT

Annie Jolley – Board Member

Tom Fuller – Board Member

Mark Kinghorn – Board Member

Justin Windholz – Crystal Property Management

BOARD MEMBERS

Terri Knob recently sold her unit and will no longer be a Board member. The Board thanked Terri for her time over the years volunteering. Mark Kinghorn was present and volunteered to serve in Terri's place. Annie Jolley and Tom Fuller agreed to appoint Mark to Terri's position.

PROPERTY INSPECTION

The Board toured the property and noted the following:

- Painting is nearly half done for the year. 2 buildings on West Cathedral are complete. One building remains on West Cathedral and one building on West Capital will begin soon.
- Fencing replacement on East Capital will begin in the next few weeks. 3 buildings fences will be replaced.
- Roofing replacement is still a month or so out. 3 buildings will have roofs replaced on East Capital.
- A meeting will be arranged with the landscaper to discuss several things: weed control throughout the property, dry spots at various places throughout the property, cutting down the growth on all hillsides, trimming of front shrubs especially when they are higher than the window.
- Gutter cleaning will be scheduled for all buildings as soon as possible.
- A letter will be composed to the owner of 276 W Capital concerning the back yard. The back yard landscaping is non-existent. Landscapers believe the damage was done by dogs. The owner of the property believes it is because there is no irrigation. Irrigation can be seen in the yard so the landscapers will be asked if the heads are functional or if they were turned off. Dog waste can be seen in the yard so the owner will be notified of the issue and made aware that in order to re-install grass that dogs will need to remain off the grass for several weeks.
- Several violations discussed
 - Trash cans were out at several homes throughout the neighborhood. CPM will look into the history of each unit and determine where on the violation list they are and ensure they are notified and possibly fined if necessary.
 - One owner on West Cathedral will be notified to remove their signs

MEETING ADJOURNED 6:30 p.m.

Justin Windholz