

VILLAS AT NORTHGATE OWNERS ASSOCIATION, Inc.  
Board of Directors Meeting Minutes  
October 28, 2020

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The Villas at Board Meeting was held via web conference was called to order at 10:18 a.m. by Darren Burns. Present were Tina Swonger, Erik Tjelmeland, Geir Tonnessen and Darren Burns. The first order of business was to elect officers. Officers and Board Terms are as follows:

		<u>Board Term Expires</u>
Tina Swonger	President	2022
Geir Tonnessen	Vice President/Secretary	2023
Erik Tjelmeland	Treasurer	2021

The Board discussed the current landscaping situation with the Developer's representative still doing installations, but not maintenance due to an incredibly high bid. For the time being, Darren has been authorizing Greener Grass Lawncare to mow on an as needed basis and be paid per service. The Board requested multiple bids for landscaping and snow removal to start 2021 Spring. Darren was also asked to confirm that the backflows had cages installed over them.

The Board approved moving forward with a pet registration for the Community and a maximum allowed weight of 35 pounds and a registration fee of \$100 per year per pet. Dog tags were also approved with a prorated fee of \$25 for 1 November – 31 December 2021 and \$100 due 1 January 2021. Darren will send out the Responsible Governance Policies to the Board.

There was discussion about a more comprehensive set of Rules and Regulations in addition to the new Pet Rule. Darren will send out a sample of rules from another community for the Board's review to include a vehicle registration.

After discussion, the Board approved the creation of a website for the Community for a cost not to exceed \$600. Four options for the website name were chosen: 1. [www.Vanhua.com](http://www.Vanhua.com) 2. [www.villasatng.com](http://www.villasatng.com) 3. [www.villasatnghoa.com](http://www.villasatnghoa.com) 4. [www.vanghoa.com](http://www.vanghoa.com).

Tina volunteered to chair a committee for setting dates and organizing a community yard sale. Discussions on walk throughs and signs were discussed and Darren was asked to get a sign at both entrances noting the community is a covenant enforcement community and a sign for the tow company. Darren will request towing contracts from both Klaus' and Immediate towing.

Dog poop stations and a poop pickup service were discussed and tabled indefinitely, and snow removal will remain only in common areas.

Future payables will be reviewed and approved by at least 2 Board Members online and then Darren will be permitted to sign the checks using his single signature. There being no further business, the meeting was adjourned at 11:38 a.m.

***Geir Tonnessen***

Geir Tonnessen (Feb 25, 2021 14:01 MST)

Geir Tonnessen  
VP / Secretary



Darren H. Burns  
Property Manager