

# VACATION VILLAGE CONDO ASSOCIATION

## ANNUAL HOMEOWNER'S MEETING

APRIL 1, 2017

Board Members present: Paul Marconi, Sr., Vice President, Sue Anderson, Secretary, David Picciano, Treasurer, Jenny Wagner, Advisor, Cris Wagner, Advisor, and Bob Giffen, Advisor. Sandy Hamilton, President, present via telephone. Village Manager, Beth Yousey, present.

The meeting was called to order at 10:10AM by Paul Marconi, Sr., Vice President. Proof of notice of meeting was provided and mailed to all homeowners of record. Beth Yousey reported that the number of homeowners in attendance and proxies received totaled 70, which is enough to constitute a quorum. A motion was made by David Picciano to approve the minutes of the April 15, 2016 Annual Homeowner's Meeting as noted, seconded by Sue Anderson, and votes to approve were 7 Yes, 0 No and 0 Abstain.

The annual Financial Report was highlighted by Paul Marconi, Sr. He reported total Reserves of \$303,416.70 and total Assets and Liabilities of \$439,519.03 as of February 2017. Paul took this opportunity to thank all board members for all their efforts throughout the year in making the improvements seen in the Village. Paul also thanked Beth and the entire staff for all their efforts as well. Paul commented on the improvements that have taken place, including the addition of front and back entrance gates, repair to staircases, car tag system, landscaping projects Rec hall remodel, and new computer system in the office. All in all, good things are happening around the Village.

### Committee Reports:

Beth Yousey's manager's report included highlights of the projects completed. Pressure washing taking place on sidewalks. The Village is still working on the erosion process. Trenches were cleaned out and helped to direct water flow to the overflow area. She is actively looking for solutions to help the units still affected by water flow. Tree trimming ongoing and those cut down at this point are not being replaced. The village has a pet registration policy now being enforced. A new phone system is now in place at the office with new options for contacting them.

Cris Wagner updated the audience on upcoming projects. He noted the continuing work on replacement of stairs for units. He also reviewed the repair of the asphalt in the back due to an underground leak and the addition of the bike path around the gates.

Kay Melvin Barnes reported on the social activities for the 2017 winter season. She stated things went very well, especially events that involved food. The last pot luck was so well attended (76 people) that they ran out of chairs. She is looking forward to next year and the addition of a couple new things.

Paul noted the election for the Board of Directors positions open. There were 4 spots open, but only 3 names submitted this year. The members this year will be Sue Anderson, David Picciano, and Cris Wagner. There is still one more position open and 2 names have been submitted for consideration. The Board of Directors will determine if this position will be filled by the next meeting.

Three items were submitted to the homeowners for consideration. The request to approve the waiving of an audit for fiscal year 2016 was approved with 61 Yes and 8 No votes. The request to approve the waiving of the fully funded reserves was approved with 48 Yes, 18 No and 7 non votes. The request to approve the waiving of retrofitting sprinkler systems in the Village was approved with 62 Yes and 7 No votes.

Proposals were received for new machines in the laundromat. Paul recommended option 1A and that the term of the lease be changed to 7 years. Paul Marconi made a motion to approve option 1A with the change to the term of the lease. This item was tabled at this time waiting for further information. Cris Wagner reviewed the proposals received

to repair the paving near the back gates. This was tabled at this time awaiting further info. A request was submitted for the addition of a back gate, similar to the front gates. A bid was also received for cameras at the pool and laundromat areas for security. A motion was made by Cris Wagner, seconded by David Picciano, to approve the bid of \$4443.03 for the installation of security cameras. Motion approved with 6 Yes and 0 No votes. A motion to approve the bid of \$3776.66 for the installation of a security camera at the back gate was made by Jenny Wagner, seconded by Sue Anderson. Motion approved with 6 Yes and 0 No votes.

The floor was opened for discussion.

A few homeowners had questions about the gates, codes and operation and were addressed by Beth. Tara Ingram, Unit #73, suggested we include oversized washers during the update of the laundromat. Bob Giffen, Unit #12, suggested that Village hire a consultant to establish a mission statement for the Village and where we want to be in the next 10 years. Ray Wilkerson, Unit #160 commented on the infrastructure changes happening and wanted an update on the outstanding homeowner dues. Paul responded with what is happening to correct this and the work our attorney is doing toward this end.

Jessie, Unit #98, was concerned about the garbage left outside a unit. Beth addressed it immediately. Kay, Unit #38, inquired about availability of a list of the rules and regulations for guests of the Village. Beth addressed this by saying a list would be compiled and distributed to renters. Jenny Wagner suggested placing a book in each unit covering the rules and regulations. Ray, Unit #152, inquired about the rental process and background checks being done prior to renting. Louise Watts, Unit #56, asked the board to address the issue of smoking at the pool area. Ken, Unit #132, has unresolved issues with his rental unit and has requested a sit down meeting with the manager to correct this.

Harry, Unit #38, question about West Pro recycling and glass bottles being used at the pool. Paul Marconi stated that the board will address the issue. He also wanted to know if we received copies of police and medical incidents that occur on the property. Beth replied that we do as appropriately needed. Dave, Unit #56, complimented Beth and the staff on addressing issues that arise. Barb, Unit #90, requested a limit to the number of pets per unit and imposing fines to the homeowners not complying. Tara, Unit #71, complimented on the village improvements and asked if we were considering improvements to the playground areas and also inquired about the lighting in the tennis court area. Harry, Unit #38, commented on the lights left on at the playground area. Dave, Unit #56, asked if we could add pickle ball to our playground area. Kay, Unit #38, asked that we consider putting a sign in the play area about playing at your own risk. We will consult our insurance agent.

Bill, Unit #64, questioned whose responsibility is it to maintain gutters on units. Per Beth, gutters are homeowners' responsibility. Bill also questioned the repair needed to a retaining wall near his unit. The village is aware of this but has not yet gotten a resolution. Parking spots were brought up by a few attendees. Beth reminded everyone that each unit has one assigned spot and anything else not numbered is open to park in. Jenny Wagner commented that when this place was built in 1973, most people only had one car. The current docs that state that all units are entitled to one space and all others must park in overflow. Bill Knowles stated that proper lighting and proper signage should be a priority of the Village. Beth reminded all that if they see something to please say something. She takes this part of her job very seriously.

There will be an Organizational meeting for the new board of directors immediately following the annual homeowners meeting. The next Board of Directors meeting is scheduled for June 16, 2017 at 5PM.

A motion to adjourn was made by Sue Anderson, seconded by Cris Wagner. All in favor.

The meeting was officially adjourned at 11:55 AM.

Respectfully submitted by:

Susan Anderson, Secretary

