

5th Annual Meeting Minutes – January 25, 2009

Board President Scott Towslee called the meeting to order at 2:00 p.m. following a social hour. Board members present were: President Scott Towslee, Vice President Gregg Irland, Sec/Treas Kathi Yenney, Donna Fisher and Bob Rugar. Sam Lefore was excused.

During the social hour and continuing throughout the meeting, a beautiful slideshow was presented by Tom Emmerson highlighting the beauty of the seasons and life here in the Villages. Thank you Tom for reminding us all of why we love living here.

The 2008 Annual Meeting minutes were approved as received by homeowners.

Scott presented the ballot for the Board of Directors. The ballot was corrected to add the name of Gregg Irland which had been omitted. The nominees were: Scott Towslee, Donna Fisher, Sam Lefore, Kathi Yenney, Dick Cook and Gregg Irland. The floor was opened for additional nominations; there being none, the nominations were closed and it was moved and seconded to accept the ticket. We were reminded to vote for only 5 board members.

Scott presented the 2009 budget. He explained the special projects line item; what was done in 2008 and what is planned for 2009.

2008: replace sprinklers along walking trail with drip irrigation

2008: put rocks around pond and in drainage swales

2008: January windstorm damage cleanup

2008: landscape and paint clock tower

2008: share of gravel for the overflow parking lot

Proposed for 2009: stain public side of border fence around Lyons Park

Plant trees to replace those taken out

Hire a professional firm to perform a Reserve Study of our assets

Bring in outside training for Board and Phase officer education

It was moved and seconded to approve the budget.

Susan Tarver, Greg and Sandi Cuff were appointed as Tellers and the votes for Board Nominees and the 2009 Budget were taken by written ballot.

Total Eligible Votes = 328.0

Total Votes present = 169.5

Quorum Required = 75.0

ADOPTION OF 2009 BUDGET:

The budget was approved:

YES 165.5

No 1.0

Abstained 3.0

ELECTION OF 2009 BOARD MEMBERS:

Scott Towslee 163.5
Donna Fisher 122.0
Sam Lefore 162.5
Dick Cook 158.5
Kathi Yenney 165.5
Gregg Irland 24.0

DEVELOPER UPDATE:

Bob Rugar, developer representative from Phase Five LLC reported on the progress of the development. He told about the emphasis that is being placed on cleanliness and weeding of the bare land. The dump area was cleaned up and wheat planted in all of the bare ground. We were asked to keep an eye out for illegal dumping and to report it as soon as possible so that the culprits could be made to clear it. Final approval for Phase 8 is closer, hopefully within 2 or 3 months. Phase 8 will continue the vision of the Villages; it should resemble Phase 7. Phase 8 will include some overflow parking designed along with the residential development. He explained that the current national financial situation is presenting some challenges, but Phase Five Development is committed to the Villages and the completion of the project. He explained the proposed plans for the changes to Myra Road and the possible impact on the Villages. Bob assured us that one of the priorities this year will be for better water management; use water more wisely and where needed and to avoid more waste. Bob further explained the loss of 64 condominium units that would have been built south of the creek from 12th street down to the creek. This results in 64 lots taken out of the assessments for the Master Association.

RECONGNITION AND AWARDS:

President Scott presented The Volunteer of the Year award to four Phase Landscape Representatives; Kathy Rogers, Phase 2, Connie Riordan, Phase 5; Merlene Wolf, Phase 6; Dick Cook, Phase 7; and to Robert Car, Villages webmaster in recognition of their many hours given for the good of the Villages.

DISCUSSION AND COMMENTS:

Proposed a cleanup day in the spring to pick up trash blown in over the winter
Discussed the possibility of a Villages wide yard sale
Concerns were expressed about traffic problems
Questions and discussion about the pros and cons of becoming a gated community. It was expressed that there are more cons than pros.
It was suggested that more newsletters would be helpful
One homeowner asked if there were any groups within the Villages; IE: book club, bridge club or quilting groups - more social functions to get better acquainted.
Some asked if there were any plans to build a clubhouse for the use of residents. No plans currently exist.

The meeting was adjourned at 3:20 p.m.

Respectfully submitted,
Kathi Yenney, Secretary