



## **Annual Meeting Minutes**

**December 6, 2015 1:35pm**

**Lion's Park**

**Present Board Members: Cassie Siegal, Sam LeFore, Alan Fisher, Doug Botimer**

**Absent Board Member: Nancy Nichols**

**Guests Presenting: Ray Goff, Jason Spence**

The meeting was called to order at 1:35pm with a quorum established and verified by Jim Hall.

The agenda was presented to the homeowners.

Cassie Siegal presented the Vision, Ground Rules and Communication Plan to the homeowners which were adopted and followed during 2015.

Cassie Siegal presented the year end estimates for the 2015 Operating Budget – \$1300 greater than budget and the Reserve Fund was \$21,883 better than budget. **(The actual year end numbers ended up \$218 greater than budget for the Operating Budget and \$22,567 better than budget for the Reserve Fund.)**

The 2016 Master Budget was explained to the homeowners through phase meetings in October and November and an overview was given again during this meeting. The 2016 budget that was adopted by the Master Board and to be voted by the homeowners has an increase of \$11 per month per home. Therefore the Master Dues Assessment will increase from \$56 to \$67 if the budget was approved. The three main reasons for the increase are as follows: 1. The Master Board plans to change to a different insurance policy which will better align with our structure in the Villages; 2. The Master Board plans to spend money on legal fees to revise the current CCRs/Bylaws; and 3. The Master Board plans to increase the contribution to the Reserve Fund by \$8 per month to adjust our contribution levels back to normal levels (\$5 per month) and to support the south of creek tree project (\$3 per month).

Ray Goff, chairman of the South of the Creek Committee, explained the purpose of the South of the Creek project to the homeowners.

Cassie Siegal discussed the Property Management interest survey that will be on the official ballot. It is intended to understand who is interested in possibly pursuing a Property Management Company for 2017 to cover tasks that are now completed by volunteers.

Jason Spence, Washington Regional VP for Pahlisch Homes, presented the plan for the homes that are being built in Phase 9 by Pahlisch Homes and presented the common area plans for Phase 9. Cassie Siegal presented to the homeowners the plan how Pahlisch Homes will transition into the Homeowners Association. A handout was also sent to all homeowners to explain the process.

Nomination and election of the 2016 Master Board of Directors took place. Cassie read the name of the homeowners who were interested in serving on the Master Board in 2016. These names were:

Judy Board  
Sam Lefore  
Norm Lucarelli  
Daryl Schriener  
Cassie Siegal

Cassie Siegal asked if other homeowners were interested in serving. One other homeowner was interested – Maurice Kivett.

Cassie Siegal asked for any comments or questions from the members. Two homeowners asked questions.

The meeting was adjourned at approximately 2:45pm. The ballots were collected and they were counted by Jim Hall, Jack Gisler, Jan Gisler, Paul Storey and Lori Storey.

Submitted by  
Cassie Siegal  
Master Board President

## **Results**

### December 6 Annual Meeting Ballot/Election Results

A total of 159 ballots were cast.

### Newly Elected Directors (top 5)

Daryl Schreiner - 150

Norm Lucarelli - 148

Cassandra Siegal - 135

Judy Board - 134

Sam Lefore - 133

**Runners-up**

Maurice Kivett - 50

The proposed 2016 budget was accepted - 122 voted to accept, 34 voted to reject (121 votes required to reject)

Property Management Interest Survey - 111 voted to study the possibility of hiring, 36 in favor of continuing with volunteers from VGC