



## **Master Property Management Association**

### **Homeowner Annual Meeting**

**December 6, 2020 2:00pm by ZOOM**

**Board of Directors**

**Dick Cook, Marie Evans, Jim Murphy, Linda Olson, Joyce Beecroft, Jeanne Joyal, Denise Bartlow**

**Thirty-Seven homeowners participated in ZOOM meeting**

**Welcome and Overview**-Dick Cook welcomed the participants to the 16<sup>th</sup> annual homeowner meeting. He spoke of 2020 being a challenging year, in dealing with the issues related to COVID-19 while learning how to work with that. He stated that in a general sense the HOA is in good shape, with leaders and finances. He recognized the new board members who replaced Marilyn Vogel and Morris Kivett, as Joyce Beecroft and Jeanne Joyal. He then introduced each board member individually, and acknowledged committee leaders. A huge Thank you was extended to the more 100 volunteers who are the reason our HOA maintains its appearance and is in good standing.

**Parliamentarian**-Dick introduced John Cress from Village 10 who will serve as the parliamentarian for the meeting. Dick indicated that Jim Hall has reported at least 75 ballots returned, meeting the quorum for conducting business.

**VGC Outcomes**-Linda Olson spoke on the various committees, that in despite of changes and challenges committees had achieved a great deal. She reviewed the projects and accomplishments from Finance with the development of the 2021 operating budget and 2021 reserve fund. Common Area Maintenance, who completed a landscape upgrade at the gazebo, repair of bridges, seal coating, crack sealing on all streets, sidewalk grinding, completion of West pond, and the removal of 63 problem trees along GVW. ARC is currently working on updating land use standards, and has approved homeowner projects. Strategic Planning has continued work on the completion of CCR's and Bylaws, in addition to providing homeowners with a listing of committees for volunteer opportunities, and an extensive listing of community volunteer options. Security and Safety faced challenges brought on by COVID-19 and the upsurge of pedestrian/wheeled goods onto the Village pathways. Homeowner Info and Social,

they are currently working on a welcome packet for all new residents including the Village Handbook and Nominations and Recruitment, who meet with potential volunteers and pass on recommendations. Linda ended with a Thank you to all volunteers for giving of themselves.

**Volunteer Thank You**-Dick expressed Thanks to the volunteers who work tirelessly for the Village, and is amazed at the number of volunteers. Projects they have accomplished are: clock in the clock tower keeping correct time, speed bumps and sidewalk hazards painted, weed control, pond volunteers who keep it full, landscaping consultants, common area landscapers, website, ZOOM, VGC email, Village 8 crew for work in 3 pocket parks, south of the creek landscapers, legal liaison, gazebo flower bed remodel, Village 7 pocket park, entrance to Village 10 landscaping, annual meeting volunteers, 14-15 people who worked on tree removal project, 7 people who worked on handbook, membership rooster, chimp mail, Dick recognized the committees and the tremendous work they do.

**Lawsuit/Legal update**-Marie provided an overview and update on the lawsuit facing the VGC and nine named defendants. See attached document.



Notice to Members  
re lawsuit 12012020

**2021 Spending Plan**-Marie Evans and Ray Goff presented information on the Operating spending plan and the Reserve Fund. Marie spoke of the process the finance committee completed in establishing the 2021 operating budget. Marie Evans and Jim Hall co-chair this committee. Occurring first, a review of the last three years spending in each category. There was an objective to not raise fees this year, which was accomplished. Landscaper rates are staying the same as this year, but more money is needed for irrigation which is beginning to fail as it gets older. Money has been budgeted to assist Villages with upgrading mail boxes. Ray spoke of the reserve fund, beginning with the large pond. Ike was unable to assemble a complete crew this season due to COVID-19, and the pond had to be delayed. Ray indicated that the reserve fund was in great shape and on the path to be fully funded in 30 years, per the recommendation of our reserve specialist Joel Tax. He extended a thanks to Lanny Collins and Henny Guldhammer for working together with him on the reserve fund. A question from Brian Miller. He stated some common area had been removed from reserve and asked what process the board uses to decide to maintain or not maintain? Ray stated the projected spending is not a budget, but a proposal. They look at line items one by one. There was a line removed which defunded the repair/replacement of Village 10 gates. He indicated that the last 5 Board of Directors, in years 15,16,17,18,19, and 20 have held the position that they were not the master boards responsibility. Some projects in the reserve plan are done, others dropped or moved to another time. Ray gave the example of the cottonwood trees, south of the creek. More than 150 problem cottonwood trees have been removed. They are no longer considered a hazard to people or property; thus, they will most likely recommend they reduce or defund this line. Rand Strobel restated for Brian, how are homeowners notified when a line appears in the reserve, but may end up being defunded, and this line has an impact on individual homeowners? The fence that borders Lyons Park and homeowner property was an example, and Ray indicated that is something that needs to be looked into-is it Master property and part of the reserve fund or private ownership? This is a line that needs to be addressed. Jim Murphy, from ARC agreed with Ray that it is an area that

needs to be studied. Rand asked what the process is to engage the affected homeowners on the process. Marie indicated that we are making plans to engage homeowners in future budgets, we know they have not had this input previously. Dick stated that these processes were just 2 years in, and that we will work on involving homeowners on planning projects. A discussion was had with Daryl Schreiner, Michell Wollert and Ray Goff concerning decisions, CCR's and By-Laws and processes. Ray ended this by stressing the need for volunteers who care, as we do need to work on this and have improvements to make.

**Elections-**Denise Bartlow reviewed the balloting and voting processed designed this year and compared it to "normal" times when we can meet in person. This year process included a mail-in ballot which has not been attempted before. A time line review was presented, including voting instructions. As in previous years, there are 3 votes. 1- for approval of last years meeting minutes. 2- for ratifying operating budget and reserve fund, and 3- for voting for 7 board of directors. Dick introduced the board of directors, and each director spoke of themselves. Dick opened the floor to nominations. A discourse began with several homeowners concerned that Richard Gilliland had been recommended by the nominating committee to be on the board of director ballot, and the board had decided against that. Dick indicated that thru lengthy discussions it was determined it was not in the best interest of the association because Mr. Gilliland is a plaintiff in the lawsuit against 9 current and previous board members and a lawsuit against the VGC association, due to his purchase of a home in Village 10. There was not a resolution to the various concerns. Rand Strobel stated that he continued to support the nomination of Richard Gilliland. Further discourse ensued, with several voicing concern over this year election process. Marie did remind everyone that in the past, there has been 2 occasions where someone nominated from the floor has ended up on the board. Dick informed participants that the membership can call a special meeting to redo balloting. Richard Gilliland accepted the nomination. Richard nominated Kim Strobel. Kim declined nomination. Dick stated that Richard has accepted the nomination and that an email with his bio will go out to homeowners informing them of this. Nominations were then closed.

Dick reminded everyone that ballots were due to the post office box by Saturday December 12<sup>th</sup>, for counting on December 13<sup>th</sup>.

Jim Murphy made motion to adjourn

Jeanne Joyal second motion.

Meeting adjourned.