

The Villages at Chapel Hill Property Owners Association

Board of Directors Annual Meeting Minutes
April 12, 2016 at 10:01 a.m.

1. Call to order by President, Paula Montgomery at 10:01 a.m.

2. Roll Call and Establishment of Quorum

Officer's & Board Members present:

Paula Montgomery, President – via conference call

Mike Barton, Vice President – via conference call

Larry Andros, Secretary/Treasurer – via conference call

Property Managers:

Gayle Stack

Debbie Cooper

Owners present:

Mrs. Zhang

List of Owner Members and Proxy votes verbally listed by Paula Montgomery. (See Attached)

3. Review of Annual Meeting Minutes:

Larry Andros made a motion to approve the January 5, 2016 minutes. Paula Montgomery seconded the motion. The motion passed.

4. General Report:

A. State of the Association – Paula Montgomery

i. 2016 Board of Directors and Officers terms

Position #1 - 2013 through 2015

Paula Montgomery, President

Position #3 - 2014 through 2016

Mike Barton, Vice President

Position #2 - 2015 through 2017

Larry Andros, Secretary / Treasurer

ii. Key 2015 Accomplishments

1. The Slope behind the pool was improved to prevent further erosion and damage.

2. Pigeon abatement work was finished by blocking off nesting areas in all 2/2 buildings.

3. The parking lot was restriped.

4. Signage around the property was updated.

5. Report of the Board:

i. Treasurer Report- Larry Andros, Secretary/Treasurer: Utilities in the City of Pasco will be going up this year. Board will have to address the increase at the next meeting.

ii. Architectural Review- Paula Montgomery and Mike Barton: The 4 vacant lots were foreclosed upon and re-sold. The new owners plan to build this year. The dues for the lots are being billed from the date of acquisition.

6. New Business:

A. 2016 Priorities- Building out of the four vacant lots will be a major activity for the Board. All expenses for oversight of the construction will be the responsibility of the new owner/developer.

One of the owners at Chapel Hill requested that we change the board meeting time to later in the day. Paula did not believe we would get more participation based on past experiences. Larry Andros, Mike Barton, and Paula Montgomery felt the morning was a better time for the Board. The Board suggested that perhaps the Annual meeting could be held later in the day. Further discussion will be held at the June Board Meeting.

Capital Improvements for 2016: Treadmill Replacement, Concrete Step Replacement, Pool and Spa repairs. Also, filling in rock in areas where the rocks are sparse.

B. Ratification of the Election-There was one candidate running for President. Paula Montgomery received 28 votes, exceeding the quorum. She will serve from 2016 through 2018.

C. Assignment of Officers- Larry Andros and Mike Barton agreed to continue in their current Board Positions for the next year. Mike Barton made a motion to leave the positions the same for 2016. Larry Andros seconded the motion. Motion passed for the 2016 Paula Montgomery – President, Mike Barton – Vice President, Larry Andros - Secretary/Treasurer.

D. Audit for 2016- Larry Andros made a motion to wave the audit for 2016. Mike Barton seconded and the motion passed.

7. Good of the Order – No Business

8. The next quarterly Board Meeting

Location: EverStar Realty and Via Conference Call

Date: June 14, 2016 Time: 10:00 AM

9. The meeting was adjourned at 10:34 AM by Paula Montgomery.

Respectfully Submitted by:

Larry Andros, Secretary / Treasurer

Villages at Chapel Hill
2016 Annual Board Meeting

Unit	Proxy		Attendance		Not eligible	Voting	
	Fax Recd	Orig Rcd	Present	Conf Call		Paula	Other
1 6005A							
1 6005B	1	1	1			1	
1 6005C							
1 6005D					1		
1 6005E	1					1	
1 6005F							
1 6005G	1					1	
1 6005H	1	1				1	
1 6005I							
1 6005J	1	1				1	
1 6305A							
1 6305B	1	1				1	
1 6305C							
1 6305D	1	1				1	
1 6305E							
1 6305F	1					1	
1 6305G	1	1	1			1	
1 6305H	1					1	
1 6305I							
1 6305J							
1 6305K	1					1	
1 6305L	1	1	1			1	
1 6305M	1	1				1	
1 6305N	1	1				1	
1 6305O							
1 6305P	1					1	
1 6305Q	1	1				1	
1 6305R							
1 6305S	1	1				1	
1 6405A	1	1				1	
1 6405B	1	1				1	
1 6405C	1	1	1			1	
1 6405D	1	1	1			1	
1 6405E							
1 6405F		1					
1 6405G	1					1	
1 6405H	1					1	
1 6405I	1	1	1			1	
1 6405J							
1 6405K	1	1				1	
1 6405L							
1 6405M							
1 6405N					1		
1 6405O	1					1	
1 6405P							
1 6405Q	1	1	1			1	
1 6405R	1					1	
1 6405S							

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