

The Villages at Chapel Hill Property Owners Association

2017 ANNUAL MEETING MINUTES
February 28, 2017 at 5:30 p.m.

Location:
EverStar Realty
1920 N. Pittsburgh Street, Suite A
Kennewick, Washington

or
Telephone Conference Call Information:
Dial In Telephone Number: (605) 475-3200
Access Code: 693646#

WELCOME by President, Paula Montgomery

1. The meeting was called to order at 5:31PM by Paula Montgomery, President.
2. Roll Call: Paula Montgomery, President, Mike Barton, Vice President, Larry Andros, Secretary /Treasurer, Gayle Stack and Debbie Cooper from EverStar Realty and Ron Christopher, Owner of 6405 N, Chapel Hill Blvd. There is a quorum for the annual meeting as we received over 51% of the proxies. We needed 21 and received 24. See Exhibit A attached.
3. Review and Approval of Board Meeting Minutes held on September 13, 2016 – Larry Andros, Secretary / Treasurer moved to approve the minutes, Mike Barton seconded. The motion passed.
4. General Report:
 - a. State of the Association – Paula Montgomery, President
 - i. Update on Board of Directors & Officers terms
Paula Montgomery, President, 2016-2018
Mike Barton, Vice President, 2014-2016
Larry Andros, Secretary / Treasurer
 - ii. Key Accomplishments of 2016
Paula Montgomery reported the spa was refinished, the pool light was replaced, several stair treads were replaced, and a new treadmill was purchased for the gym. Also, the 4 lots have been sold and HOA dues are getting caught up on those.

Mike Barton asked how we are doing with lightbulbs and flood lights. We have started purchasing flood lights from a Platt Electric to see if their flood lights last longer.
5. Report of the Board
 - a. Treasurer Report - Larry Andros, Secretary / Treasurer
2016 Budget vs Cash Flow/ 2017 Budget. Operating Account Balance \$28,337.42
Reserve Account Balance \$59,948.12.

The HOA must make an extraordinary assessment due to increases in utilities, and roof repairs. The HOA dues will go up 11% for the balance of 2017 beginning in April. Other items down the road will necessitate an increase as well. Mike motioned that we approve the 2017 Budget. Paula seconded and voting on behalf of the proxies the Budget for 2017 was approved.

- b. Architectural Review - Paula Montgomery / Mike Barton
No plans have been submitted to the Architectural Review Committee to build out the 4 vacant lots.

6. New Business

- a. 2017 Priorities- Planning for the future costs of the HOA looking to the next 5 years. We will begin replacing the roof vents by staggering over several years, replace the elliptical machine, replace broken concrete stair treads, replace the spa timer, chlorinator, and heater, and purchase a new pool cover.
- b. Ratification of Election – POA Management & Paula Montgomery, President
We had enough votes with the proxies to form a quorum and Mike Barton was re-elected for the 2017-2019 term.
- c. Assignment of Officers (Motion) Paula Montgomery that the Board Members be Paula Montgomery President, Mike Barton, Vice President, and Larry Andros, Secretary/Treasurer.
- d. 2017 Audit
Motion made by Paula Montgomery not to have an audit this year due to the extraordinary cost. Mike Barton seconded and the Motion passed.

7. Good of the Order

8. Next Quarterly Board Meeting

Location: EverStar Realty and Via Conference Call

Date: June 13, 2017 Time: 10:00 a.m.

The Board will hold a special meeting on March 21, 2017 at 10:30 AM to look at bids for future repairs.

9. Adjournment 6:07 PM.

Respectfully Submitted,
Larry Andros, Secretary/Treasurer