

The Villages at Chapel Hill Property Owners Association

2018 ANNUAL MEETING MINUTES
April 19, 2018

WELCOME by President, Larry Andros

1. The meeting was called to order 10:08 AM by Larry Andros, President.
2. Roll Call: President, Larry Andros, Duane Groth, LarGayle Stack and Debbie Cooper from EverStar Realty, Owners Phillip Muir, Tom Coyne, and Luis Campos.
3. Debbie Cooper read off the names of the owners who submitted proxies. Larry Andros noted that we have a quorum for the annual meeting as we received over 51% of the proxies. We needed 21 and received 24. See Exhibit A attached.
4. Review and Approval of Board Meeting Minutes held on September 12, 2017 and October 26, 2017. Duane Groth moved to approve the minutes, Larry Andros seconded. The motion passed.
5. Larry Andros asked if there were any additions or changes to the agenda. Hearing none, the agenda stands.
6. General Report:
 - a. i. Key Accomplishments in 2017
Larry Andros read off the projects that were completed in 2017.
 - Replaced the broken and cracked roof vents for 15 buildings.
 - Made repairs to the hot tub/replaced timer, clorinator and heater.
 - Replaced the Pool Cover
 - Replaced approximately 50 concrete steps that were failing.
 - ii. 2018 Priorities
Larry Andros reported that the HOA will be focusing on the following areas, all dependent on cash flow.
 - Will be replacing broken and cracked roof vents on 15 more buildings.
 - Replace broken stair treads as needed.
 - Replace failing HVAC system in clubhouse.
 - Possible resurfacing of the pool.
 - The big project that we will likely be pursuing is the repainting of the buildings. As noted with recent walk throughs, there are many areas that are in desperate need. Based on

preliminary bids this will likely result in a special assessment.
The decision will likely be made at the next Board Meeting.

7. Report of the Board

- a. Treasurer Report - Larry Andros, President noted that Mike Barton, treasurer, resigned his position. The year end financials were sent to all owners with the information for the Annual Meeting.
- b. Architectural Review – Larry Andros
Nothing to Report.

8. New Business

- a. Board of Directors and Officers Terms
 - i. Position 1: Duane Groth 2016-2018
Position 2: Larry Andros 2015-2017 Up for Reelection
Position 3: Mike Barton 2017-2019
 - ii. Larry Andros said that Mike Barton had resigned his position after selling his building.

Laurie Wade, owner of 6305J, has volunteered to fill the position.
Duane made a motion that Laurie Wade be appointed to fill Position 3.
Larry seconded the motion. Motion passed.
- b. Ratification of Election – POA Management & Larry Andros, President
The election for Position 2 was held by ballot and Larry Andros was elected to fill the Position 2 term from 2018-2020 and is hereby ratified.
- c. Assignment of Officers
Board Members discussed the positions and who was interested in which positions. It was proposed that Larry remain as President, Duane remain as Vice President, and Laurie be the Secretary/Treasurer. Duane made a motion to accept the slate of officers and Laurie Marin seconded. Motion passed.
- d. 2017 Audit
Larry reviewed the state RCW which requires that the HOA be audited by an Independent CPA. Due to the cost, which runs \$7000 to \$9000, a motion was made by Larry to waive the 2017 audit. Duane seconded and the motion carried.
Motion made by Paula Montgomery not to have an audit this year due to the extraordinary cost. Mike Barton seconded and the Motion passed.

9. Good of the Order

Phillip Muir discussed the paint project and asked about painting only the buildings that were really faded and damaged. We discussed the problems that were possible if all owners painted their own buildings and decided when to paint. It is for the benefit of all Owners to have every building uniform.

10. Next Quarterly Board Meeting

Location: EverStar Realty and Via Conference Call

Date: June 12, 2018 Time: 10:00 a.m.

Adjournment

Respectfully Submitted,
Laurie Wade, Secretary/Treasurer

