

**The Villas Homeowners Association
2017 Annual Meeting Minutes
10:00 AM on March 18, 2017
at St. Stephen Lutheran Church**

Quorum Established: Yes

Board Members Present: Kristina Holmen-Mohr, Ann Douglas, Suzanne Harrell, Marie Nordling
Managers Present: Glen and Consuelo Rushing

Homeowners Present:

Glen & Consuelo Rushing	132C-SE
Suzanne Harrell	148B-SE
Ann Douglas	172-NE
Kristina Holmen-Mohr	189-NE
Marie Nordling	133C-SE
Holly Hinson	184-NE
James Strange	170-NE
Isabel Rush	187-NE
Cynthia Paulson	149A-SE
Carolyn Wilson	191 NE
Helen Gressel	196C-SE
Nancy Titcher	188-NE

Guests Present:

Lindsay Drozek
Erin Bennett (EMS representative)

Meeting called to order: Meeting called to order by Ann Douglas, Treasurer, at 10:05AM. A motion was made and seconded for Glen Rushing, Manager, to act as chairman for the duration of the 2016 Annual Meeting. Motion passed.

Calling of the Roll & Certifying of Proxies: Suzanne Harrell recorded 12 members present and 21 proxy assignments for a total of 33 HOA members.

Proof of Notice of Meeting or Waiver of Notice: Glen Rushing, manager, reported that there was no waiver of notice. He certified he mailed out 65 packages on March 1, 2017. There was no notice that any packages were not received.

Approval of 2016 Annual Meeting Minutes: A typographical error in the date of the 2016 minutes was noted and will be corrected. Motion to approve the minutes passed.

Election of New Directors: Motion made to accept the ballots as presented. No objections to the candidates were voiced. No write-in nominations were brought forth. The quorum was established. Motion approved to accept the new officers: Ann Douglas, NE and Judith Arnette, SE for a two-year terms; and Cynthia Paulson, SE for a one-year term.

Old Business and President's recap: Kristina-Holmen Mohr, president, provided a recap of the past year's activities. Her report is attached. Ann Douglas mentioned that Suzanne Harrell and Ann Atkinson have volunteered to continue working on landscaping in the Villas.

New Business: Glen Rushing reiterated that a "yes" vote means waiving fully funding the reserve for 2017; a "no" vote means fully funding the reserve. There were 23 "YES" votes from those present or by proxy and one "NO" vote. Motion passed to accept the vote to waive full funding of the reserve for 2017.

Ann Douglas introduced Erin Bennitt from EMS (Executive Management Services). She will be our contact with this management company for the Villas. Ann stated that repairing the wood rot on all NE homes in preparation for painting has been more costly than anticipated. Eleven homes are now completed; 19 remain. The Board is hopeful that the budget will allow for the repair of the remaining homes this year and next so that painting can begin in late 2018.

Glen Rushing said that he would be meeting with Erin Bennitt to help with a smooth transition from his management to EMS' management.

Holly Hinson asked about removing stakes/markers from a past survey. Glen asked that the request be submitted to the on-line work request site.

A question was raised, can anything be done about a car that is parked in the same location and never moved? Glen stated that if the vehicle parked along the curb, which is a city street, and has a valid license plate, we can't do much about it.

Meeting Adjourned at 10:25 a.m.

PRESIDENTS' REMARKS

VILLAS HOMEOWNERS ASSOCIATION ANNUAL MEETING MARCH 18, 2017 PRESIDENT'S REMARKS

Welcome everyone, and thank you for attending the meeting this morning.

The best news, is that Villas is still a great place to live. Property values have risen slightly and when a For Sale sign has appeared in our neighborhood, it doesn't stay there for long. With homeowners taking pride in their own home, and the Association being vigilant in their responsibilities, our community is lovely. We are conveniently located in Midtown, and still enjoy personal safety, in living here.

It takes work to make that all happen, and your Board of Directors has worked hard this Past year. We have had to take down some trees...trees that were interfering with plumbing pipes and trees that were buckling asphalt and creating hazards.

We have taken care of plumbing issues that were Association responsibility.

We have dealt with wood rot and issues of patio gates just wearing out.

We have crafted policies that are posted for all to see, on our website. Policies that, when followed, create parity for all.

We have had to ask homeowners to hold their household and broken items, until closer to the Thursday of Red Week, when the City picks up such items, so they don't create an eyesore for neighbors, and recently we've had to deal with people parking in a manner that obstructed the view for safely exiting our streets.

Your Board of Directors took it in stride when our Association management company advised us that they would not be renewing their contract at the end of this month. We began research for their replacement, interviewed candidate companies, and made the decision to employ Executive Management Services, Inc. Their representative, Erin Bennit, is here this morning. They have begun the transitioning from Glen and Consuelo Rushing, who have served us tremendously over the past year. In fact, let's give them a big round of applause and gratitude!

The challenges the Association have faced over the year have related to money, in a major way. We have an aging infrastructure here in Villas. There is ALWAYS something that needs to be repaired or replaced, and we have homes that need painting.

The Board is looking forward to strategic planning with our new management company, so that we can take a fresh look at prioritizing our needs.

Two of our Board members are rotating off the Board today: Suzanne Harrell and Ann Atkinson. Not only have they served as Secretary and Vice President respectively, they have also served as our Landscape Committee, and as liaison with our landscape company, Sadler's, they have worked diligently to keep our community looking beautiful.

Suzanne and Ann will be missed! They have been a vital part of the Board and we are very grateful for their service and their "can-do" attitude. Let's thank them with a big round of applause too.

It all couldn't have been done without Board members Ann Douglas and Marie Strickland. Thank you so much ladies!

Serving on this Board is a very low-paying job! While we only meet once a month, much business and many decisions are made via email and telephone, then documented in our minutes. It is neighbors serving neighbors. I hope that by this time next year, you will have made the decision to step up to the plate, be willing to serve on the Board, and join us in our efforts to keep Villas a great place to live!.

Thank you.