

MINUTES OF THE ANNUAL MEETING
VILLAGE AT DEER CREEK TOWN HOME ASSOCIATION

The annual meeting of for Village at Deer Creek was held on the 12th day of November 2024, pursuant to notice as contained in the Bylaws.

Present were the following Directors and Unit Owners, being the owners of a majority of the outstanding votes, and constituting a quorum, namely:

Directors, In Person

Felicia Hoerner – President
Mackenzie Bohl – Board Member
Susan Bravatto – Board Member
Summer Munoz – Board Member
Sheri Sealock – Board Member

Unit Owners, In Person

201 -	221 -	241 -	3102 -	3112 - X
202 -	222 -	242 -	3103 - Proxy	3113 -
205 -	225 - X	246 -	3104 -	3114 -
206 -	226 - X	3013 - X	3105 - Proxy	3115 -
209 -	229 -	3017 -	3106 - X	3116 - X
210 -	230 -	3021 -	3107 - X	3118 -
213 -	233 -	3025 -	3108 - Proxy	3119 -
214 -	234 -	3029 -	3109 -	3120 -
217 -	237 -	3033 -	3110 - X	3123 -
218 -	238 -	3101 - X	3111 - X	3124 - X

Total Number of Unit Owners Represented	14
Percent of Votes Outstanding	36
Percentage for Quorum	28%

- Meeting Call to Order & Introductions
- Establish of Quorum – 28%
 - Talked as a collective group for the board to meet and set up rules and regulations for the association to include a fine for not attending the annual meeting and or supplying a proxy form.
- Financial Report
- Insurance Update
- New Business
 - HOA Dues - \$200 a month starting January 1, 2025
 - Rules and Regulations
 - Board Members – All in attendance.
- Property Management by Design
 - Online Residents Center
 - Association Website
 - Looking to Sell?
- Motion to Adjourn

UNIT OWNERS:

Dated: _____

201 NE Glendale Lane, Voting Member

Dated: _____

202 NE Meadow Lane, Voting Member

Dated: _____

205 NE Glendale Lane, Voting Member

Dated: _____

206 NE Meadow Lane, Voting Member

Dated: _____

209 NE Glendale Lane, Voting Member

Dated: _____

210 NE Meadow Lane, Voting Member

Dated: _____

213 NE Glendale Lane, Voting Member

Dated: _____

214 NE Meadow Lane, Voting Member

Dated: _____

217 NE Glendale Lane, Voting Member

Dated: _____

218 NE Meadow Lane, Voting Member

Dated: _____

221 NE Glendale Lane, Voting Member

Dated: _____

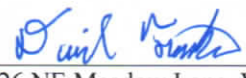
222 NE Meadow Lane, Voting Member

Dated: 11-12-2024



225 NE Glendale Lane, Voting Member

Dated: 11-12-2024



226 NE Meadow Lane, Voting Member

Dated: _____

229 NE Glendale Lane, Voting Member

Dated: _____

230 NE Meadow Lane, Voting Member

Dated: _____

233 NE Glendale Lane, Voting Member

Dated: _____

234 NE Meadow Lane, Voting Member

Dated: _____

237 NE Glendale Lane, Voting Member

Dated: _____

238 NE Meadow Lane, Voting Member

Dated: _____

241 NE Glendale Lane, Voting Member

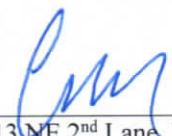
Dated: _____

242 NE Meadow Lane, Voting Member

Dated: _____

246 NE Meadow Lane, Voting Member

Dated: 11-12-24



3013 NE 2nd Lane, Voting Member

Dated: _____

3017 NE 2nd Lane, Voting Member

Dated: _____

3021 NE 2nd Lane, Voting Member

Dated: _____

3025 NE 2nd Lane, Voting Member

Dated: _____

3029 NE 2nd Lane, Voting Member

Dated: _____

3033 NE 2nd Lane, Voting Member

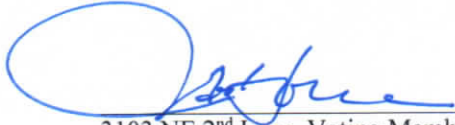
Dated: 11/12/2024

ABRODERICK
3101 NE 2nd Lane, Voting Member

Dated: _____

3102 NE 2nd Lane, Voting Member


Dated: 11/12/2024


3103 NE 2nd Lane, Voting Member

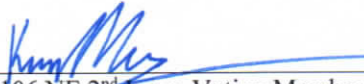
Dated: _____

3104 NE 2nd Lane, Voting Member


Dated: 11/12/2024


~~3045~~ 3105 NE 2nd Lane, Voting Member

Dated: 11/12/24


3106 NE 2nd Lane, Voting Member

Dated: 11/12/24


3107 NE 2nd Lane, Voting Member
NE Chandler

Dated: 11/12/2024



3108 NE 2nd Lane, Voting Member

Dated: _____

3109 NE 2nd Lane, Voting Member

Dated: 11/12/2024



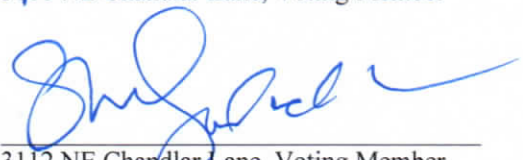
3110 NE 2nd Lane, Voting Member

Dated: 11/12/24



3111 NE Chandler Lane, Voting Member

Dated: 11/12/24



3112 NE Chandler Lane, Voting Member

Dated: _____

3113 NE Chandler Lane, Voting Member

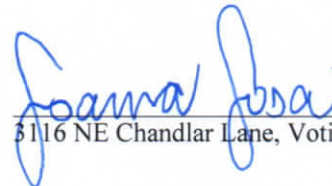
Dated: _____

3114 NE Chandler Lane, Voting Member

Dated: _____

3115 NE Chandler Lane, Voting Member

Dated: 11/12/2024



3116 NE Chandler Lane, Voting Member

Dated: _____

3118 NE Chandler Lane, Voting Member

Dated: _____

3119 NE Chandler Lane, Voting Member

Dated: _____

3120 NE Chandler Lane, Voting Member

Dated: _____

3123 NE Chandler Lane, Voting Member

Dated: 11.12.24



3124 NE Chandler Lane, Voting Member



PROXY FORM

Date: 11/11/24

I, Curtis & Janet Janke, owner of 3103 NE Chandler Lane, Ankeny IA
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Jeff Horner (Property mgmt by Design)
(Name of Designee)

to serve as my proxy holder to attend the association annual meeting to be held November 12, 2024, 6:30pm at the

Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent t

that I would be personally present. The appointment of proxy shall only be effective during the association annual

meeting.

CURTIS JANKE
Homeowner Printed Name

Curtis Janke
Homeowner Signature

11/11/24
Date

PROXY FORM

Date: 11/12/2024

I, Jamie Sulentic, owner of 3105 NE 2nd Lane, Ankeny, IA 50021,
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Jeff Horner
(Name of Designee)

to serve as my proxy holder to attend the association annual meeting to be held November 12, 2024, 6:30pm at the
Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent t
that I would be personally present. The appointment of proxy shall only be effective during the association annual
meeting.

Jamie Sulentic
Homeowner Printed Name


Homeowner Signature

11/12/2024
Date

PROXY FORM

Date: 11.11.24

I, Michelle (Wilfer) Gonnering 3108 NE Chandler
(Name of Homeowner) (Homeowner Address)

and a voting member of Village at Deer Creek hereby appoint Jeff Horner
(Name of Designee)

to serve as my proxy holder to attend the association annual meeting to be held November 12, 2024, 6:30pm at the Ankeny Public Library. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present. The appointment of proxy shall only be effective during the association annual meeting.

Michelle (Wilfer) Gonnering
Homeowner Printed Name

[Signature]
Homeowner Signature

11.11.24
Date