



ANNUAL MEMBERSMEETING
Monday, January 15, 2018 at 6:30 p.m.
RECREATION CENTER, LOUNGE I

1. The meeting was called to order by President Brad Richards at 6:30 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by the Board Members noted below; sixty-three (63) homeowners were present.

Board Members	Present	Absent
Brad Richards (President/Treasurer)	X	
Linda Christensen (RecCenter)	X	
Diane Hubbell (Secretary)	X	
Deborah Kenyon (Vice-President GVC)	X	
Georganne Rodgers-Garn (Vice-President)	X	
Vaino Hoffren (Landscaping/Paving)	X	
Bruce Garnett (Architectural/Compliance)	X	

Proof of Notice of Meeting was posted for more than 30 days prior to the meeting on the Bulletin Board, was published in The Village Voices and The Clipboard, and appeared on The Villages website.

Notice was also provided with balloting materials more than 30 days prior to the meeting.

2. 2017 ANNUAL MEETING MINUTES

[The 2017 Annual Meeting Minutes are posted on The Villages website and are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.]

The 2017 minutes were read aloud.

A motion was made and seconded to accept the Secretary’s Report. The Board vote indicated unanimous acceptance.

3. OFFICERS’ REPORTS

a. President’s Report

President Brad Richards recognized that we had a larger turn-out than previous meetings and thanked all volunteers that helped over the past year that made a difference and a successful year. Brad noted that he took the President’s job because we had on-going litigation that had lasted over 4 years and needed to be resolved. He went to court numerous times and we did get the yard cleanup concluded and the neighbors were happy. This past year we updated the old bathrooms and replaced the pool cover. The air-conditioner/heater for the bathrooms was replaced and the horseshoe court refurbished. The work crew spread several loads of gravel throughout the center and common areas and we now have a walking trail system through the washes for our members. The trails cover 24 acres and plan are to expand. Brad thanked Vaino for all his work on this project. The GVR requested the use of our pickleball courts, made a presentation but the board turned down their proposal because Brad noted that the Board felt that our facilities are for the members of our association and their needs. Brad also recognized that we are having neighbor disputes currently. If any home owner is involved and can’t resolve the issue, we do have facilities to bring in an arbitrator to resolve the issues at hand.

b. Treasurer’s Report

Treasurer Brad Richards presented the 2017 financial report. Copies of the Balance Sheet and The Profit & Loss Statement were available to attendees.



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Balances as of December 31, 2017 were:

Replacement Reserve Account		\$128,679
Money Market Reserve Account		74,146
Checking Account		55,133
	Total Cash Assets	\$257,958
Fixed Assets		20,859
	Total Assets	\$278,817
	Total Liabilities	1,481
2017 Net Income		\$49,400

The checking account balance will be transferred to the Replacement Reserve Account in February as is our usual practice.

Brad noted all line items of the income statement compared to what was budgeted.

c. Secretary's Report

Secretary Diane Hubbell acknowledged those volunteers who helped her stuff envelopes for elections, HUD statements and dues invoices: Jan Stiles, Debbie Kenyon, Debbie Denison, Linda Johnson, Nettie Caldwell, Penny Malevich, her sister Pat, Shirley Hemmer, Judy Squires and Diane Garnett.

d. Vice-President's Report

Vice-President Georganne Rodgers-Garn reported about the March 17, 2017 Welcome Back Party and Celebration of the New Pickleball Courts. It was well attended and was lots of fun. Georganne thanked Doug Kenyon and family and friends who helped with the Christmas decorations. She also thanked all those who helped with this year's party before the meeting.

4. COMMITTEE REPORTS

a. Rec Center Maintenance

Linda Christensen reported all air-conditioner were serviced and all warranty service agreements. Bruce and Mark have stripped and resealed the lounge floors. Last spring we had a ground squirrel burrowing epidemic under the shuffleboard court and this has been taken care of. Some of the roofs have been redone, others will be done in the future. Last summer the spa was repainted. The carpet in Lounge II was shampooed. The painted concrete has been sanded and repainted and the pool bathroom have been remodeled. We have new pool covers and a new barbeque.

b. Common Areas Landscaping/Paving

Vaino Hoffren praised the Thursday Work Crew (meets at 8:00 a.m.) under the leadership of Ken Benz, for all their work (over 400 hrs of work equating to \$4000 to \$6000) that they have contributed to maintain the Rec Center and common grounds. Vaino has headed up the seal coating of all driveways and cul-de-sacs 1-6 (This is part of a 5 year program, other cul-de-sacs and parking lots in following years). We now have two marked hiking trails and the hiking committee headed by Mary Ellen plan to expand available trails for the members of the HOA. We have a planned weed control in place with pre and post emergent applications. In regards to rock replacement, during the past 2 years the Thursday Work Crew has replaced all rock in the Rec Center area, along LaCanada, along Ignacio. In the future the landscaping crew will keep up with the rock replacement. We still need a section near the corner of Rio Altar and Via Alamos to spread rock but we will need help from the homeowners to accomplish our goals. The Board's position is that there will be no cutting or



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topping of trees in the common areas except with the permission of the board. In the past home owners did so and there has been much destruction seen. We also have a long-term plan for flood control in the wash ditches so that we protect homes in those areas.

- c. GVC
Deborah Kenyon reported that she has been attending GVC meetings regarding roads, information about the hospital, and any pertinent information will be posted on the Ramada bulletin board. She has been on the Board since September filling a vacancy and came on basically to make sure that our pickle board and tennis courts were protected.
- d. Compliance & Architectural
Bruce Garnett reported on some of the problems regarding compliance including: under-age people, junk stored in car ports, and street light outages. About 70 items were logged in under architectural including: paint approvals, enclosing car ports, additions to homes. Some requests were denied due to inappropriate materials for building.
- e. Roads
Tony Gleadhill along with Joe Wilson have been keeping up with information gotten by attending GVC Meetings. At this point in time there is about \$600,000 allocated to District 4 which we are part of. On our tax bills we were assessed .25 per \$100 assessment. This is a yearly assessment for roads only. The only road covered in our Villages is Rio Altar. It is the only road the county considers a "connecting" road (Duval Mine Road to La Canada). It is the only road the county is committed to "mill & fill". They consider all our other roads as local roads. The only way to let them know our concern is to attend GVC Meetings and voice our opinions.

5. UNFINISHED BUSINESS

The request for a chair lift from the 2017 Annual Meeting was not addressed this past year but has been budgeted and funded to be completed in 2018. At this time the Rec Center Director is to get bids and proceed with this project.

6. ELECTION OF BOARD MEMBERS

Tony Gleadhill chaired the election process this year. Tony acknowledged the contributions of the following individuals who participated in the 2018 Election Sub-Committee who spent 4-5 hours opening and counting ballots. They are: Tony Gleadhill (Chairperson), Deb Hiedeman (Co-Chairperson) Joe Wilson, Clint and Ginny Swartz, Ken and Karen Benz, Nick and Linda Lombardo, and Al Bryant.

- 252 homeowners voted out of 477 eligible to vote (53%)
 - Jack Bourquin received a total of 264 votes
 - Debbie Kenyon received a total of 263 votes
- Georganne Rodgers-Garn received a total of 230 votes
 - Jim Riechers received a total of 219 votes
 - Chris Christensen received a total of 186 votes

7. NEW BUSINESS – MEMBER OPEN FORUM

Ground rules: three (3) minute limit with a timer, state your name/address for the record, please be objective, concise and respectful.

- a. Tony Gleadhill wanted to note that Lynn (his wife) requests that she be the first "dunkee" when the chair lift is installed
- b. Bonnie & Larry Papenfuss wrote a letter thanking the Board for their dedication to a schedule of pre emergent and weed killer used on all the common ground. The rock walls and common ground has greatly improved.



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- c. Tony complimented the remodeled mens bathroom. Bruce Roberts and Mark Lamberton did a good job.
- d. Joan Roof announced that on Tuesday, January 16 there would be a nature walk that morning and all walkers were to meet at 10:00a.m. at the Ramada.
- e. Delores Berent asked about a neighbor who's street lamp was not on and Brad asked her to turn in the address to Mary Ann in the office. Brad explained that Diane Hubbell drove the streets of the Villages at night and recorded 66 homes without lights working.
- f. It was brought to everyone's attention that there was a problem getting enough people to cover the pool. Brad explained that our policy now is that if no one is signed up to close the pool at night then we are not going to open it. The swimmers are going to need to step up because if the pool isn't covered and the temperatures go down in the 40's the gas meter just spins. The swimmers can divide the weeks any way to accommodate those swimming.
- g. Brad informed us that in the pool womens bathroom, the partition between the stools would be reworked and new hardware to be replaced.
- h. Deb Heideman thanked the Board for their hard work and also the four employees-Mary Ann, Bruce, Mark and Judy because we can't do without them.
- i. Winny Pastry inform all that Jim Berkston, Rio Altar passed away last week and his wife Pat is doing OK.
- j. Barbershop Quartet will be giving a concert Saturday, February 3 at 3p.m. at the Community Methodist Church on Esperanza and LaCanada \$15 for tickets, It features the Green Valley Airs, Tucson Barbershop Experience and other Quartets.

8. ADJOURNMENT

- a. Next Board Meeting Dates and Times
 - 1. Planning Meeting – Wednesday, February 21, 2018 at 1:00p.m.
 - 2. Board Meeting – Wednesday, February 28, 2018 at 1:00p.m. in Lounge I
- b. The next Annual Meeting will occur Monday, January 21, 2019 at 6:30 p.m.

A motion was made and seconded to adjourn at 7:48 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

Diane Hubbell

Attachments:

Balance Sheet as of 12/31/2017
Profit & Loss Statement Jan-Dec 2017



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