



MEETING MINUTES
ANNUAL MEMBER MEETINGS
Wednesday, January 20, 2021 1:00 p.m.
Tele Conference

1. The meeting was called to order by President Deb Kenyon at 1:00 p.m. A quorum was established. The Board Meeting was attended by 18 members/homeowners via teleconference and five (4) Board Members

Board Member	Present	Absent
Deb Kenyon (President)	X	
Jim Riechers (Vice President and Landscaping)		X
Judy Squires (Secretary)	X	
Lynn Ehmann (Treasurer)	X	
Gary Kidd Paving	X	
(Compliance)		

2. OFFICERS REPORT

A. SECRETARY'S REPORT

[Minutes are posted on the website. Copies of Minutes are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.]

Judy Squires read the minutes from the Annual Members Meeting 20, 2020.

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

B. TREASURER'S REPORT

[Treasurer is available to answer questions throughout the month. Members/homeowners should feel free to contact the Treasurer through the Office.]

Lynn Ehmann reported:

Balances:	As of	
12/31/2020		
Checking Account		\$56,237.92
Money Market Reserve Account		\$73,656.79
Replacement Reserve Account		\$263,643.02
Petty Cash		\$75.00
Total Cash Assets		\$393,612.73
Net Fixed Assets		\$50,762.01
Accumulated Depreciation		\$(47,178.61)
Net Depreciated Value		\$3,583.40
Total Liabilities (Payroll Taxes)		\$2,074.63



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Past due accounts: \$2,605.26

2020 EXPENSES BREAKDOWN:

Administrative:	\$55,455.46
Capital Replacement Reserve:	\$ 4,900.00
Common area Grounds:	\$ 29,027.37
Rec Center:	\$ 8,289.78
Pool:	\$ 9,066.68
Payroll:	\$58,787.09
Professional Services:	\$ 7,056.50
Taxes:	\$ 96.12
Utilities:	\$24,291.93

A net income of \$39,270.32 was transferred into a replacement reserve account in January.

Total income for 2020: \$237,075.21

Total expenses for 2020: \$ 197,804.89

An outside audit was done for 2019. It was a clean audit. The results are available in the office

Motion made and seconded to accept the Treasures' Report. The Board vote indicated unanimous acceptance.

C. PRESIDENT'S REPORT: Deb Kenyon

There is no doubt that 2020 was a trying year. Due to County and State edicts, the Board determined it was in the best interest of staff and residents to temporarily close the Recreation Complex. This was not an easy decision-but a necessary one. Closure of the complex allowed staff the opportunity to assess the condition of the facilities. Many updates were made including the pool drainage and resurfacing. This project pointed out the fact that the life of this pool is nearing an end. The court surfaces were evaluated and found to be in good



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condition. A thank you to Fran Walter and the pickleball crowd who christened the water broom. The kitchen, bathrooms, lounges and other areas were updated appropriately. A heartfelt Thank you to Chris Judy, Bruce and Mary Ann for their efforts to maintain some semblance of normal for us.

Our election Committee worked diligently to iron out glitches in the electronic voting process. They tested the system with the "trash survey". This generated some useful information about the service providers. David Way owner of Titan Trach and Recycle attended our October meeting with handouts and answers to questions about their services. Information is available in the business office. Deb Heidemann and Tony Gleadhill spent countless hours pulling the Election Buddy program together. Many thanks to them for their efforts to make this possible. By the way, only 55 ballots were mailed to homeowners.

We are getting new streets in the Villages. Curbs were marked last year for ADA access. Work on the curbs has begun and new streets are no longer a dream. Via Alamos, Rio Altar and San Ignacio have restricted vehicle weight signage supported by the Count ordinance. Duval Mine Road has new signage restricting those fast-moving mine vehicles. Our thanks to GVC and our County Supervisor's representative for follow through on these items. Despite difficulties brought on by the pandemic, we have still seen our Villages community come together. Thank you all for your understanding and support.

D. Vice President's report: Deb Kenyon reported

Included in Presidents Report

3. COMMITTEE REPORTS

A. Architectural Committee: Tony Gleadhill reported.

Summary for 2020 requests. There were 67 requests for 2020. None were denied or cancelled. One was referred to the board related to a choice of painting color. 41 requests were completed, for a total of 61%. Thank you to the committee members Debra Denison, Judy Squires, Barbara Hanson, Gary Bruce, Tony Gleadhill and Al Bryant

B. Rec Center Maintenance: Deb Kenyon reported.

Included in Presidents Report

C. Paving Gary Kidd reported.

3 proposals were obtained for sealing the HOA cul de sacs and East and West Parking lots. Work will be done again this year and you will be notified prior to this happening. One resident had an asphalt redo. Several areas in cul de sacs required patching; these areas were repaired.

D. Common Area Landscaping: Deb Kenyon read Jim Riechers report.



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Our landscape contractor continued to work all year despite our closures from the pandemic. We were forced to disband the work crew in March and rest of the year. We hired a couple of outside contractors to do some special projects like trimming the palm tree's in the common areas that were to tall for Bert. Our spraying contractor worked through the year to keep our homes weeds under control. We still have an issue with Spring Point HOA that have taken liberties with our properties moving a lot of natural ground cover which led to excessive soil erosion and runoff. We hope to reach an agreement with them soon. When our compliance director left the board, the rest of the Board stepped up to cover the need. With the Covid situation we were lax in our enforcement and became aware of that fact when so many new homeowners began sprucing up their homes. It became more evident we needed to increase our attention to compliance issues. As a result, some of you have received a letter addressing a few things that need your attention. We appreciate you actions to remedy the problem. With so many things needing attention we would appreciate everyone to look at your property and do your own self- evaluation and resolution.

4. ELECTION OF BOARD MEMBERS

Out of 475 possible eligible members we had 252 ballots cast, representing 53%. Quorum was met.

Lynn Ehman received 498 votes

Brad Richards received 430 votes.

There were some write in candidates which will be vetted, and we will report back at our next Board meeting.

Thank you to the Election Committee, Tony Gleadhill and Deb Heidemen for all their work.

5. OLD BUSINESS: Judy Squires

We will continue to work on the Spring Point and Villages License agreement. Other old business has been resolved

6. OPEN FORUM:

No questions were asked.

11. ANNOUNCEMENTS

1. Next Board Planning Meeting Date & Time: February 17, 2021 Wednesday, at 1 pm
2. Next Board Meeting will be Wednesday, February 24, at 1 pm.

A motion was made and seconded to adjourn at 1:30 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,
Judy Squires, Secretary