

Villas at the Country Club
Minutes of Annual Owner's Meeting

Date: March 17, 2022
Location: VCC Clubhouse
Meeting Start: 6:15p

In accordance with governing documents of the Villas at the Country Club home owner's association, the annual owners meeting was convened on March 17, 2022 at the property clubhouse.

Discussion and Action Items

- I. Report on 2021 Progress and Expenditures – Dicksy Rhoads reported on property improvements and HOA expenditures for significant repairs during the year ended 2021.

- II. Report on 2022 Priorities
 1. Sharron Barnum reported on the significant priorities in 2022.

 2. John Peterson from Red Peaks Roofing was in attendance and provided a report regarding the condition of the roof on the South building. Mr. Peterson strongly recommended a full roof replacement at an estimated cost of \$120,000. Additionally, a less-expedient proposal was made to replace shingles and other deferred roof maintenance at an estimated cost of \$90,000. After his presentation, After answering Owner questions, Mr. Peterson was excused from the meeting.

 3. A discussion was held by the Owner's regarding the condition of the roof and the high replacement cost. Several proposals were advanced, and Owner's authorized the Board to solicit additional bids and secure the most appropriate bid for roof repair/replacement.

- III. HOA Assessment Increase
 1. David Starling presented historical and 2022 budget data evidencing the financial shortfalls and underfunding of reserves. A discussion ensued regarding the necessary requirements to keep the properties in good repair and to assure stabilization of property values.

 2. Owner's entered into a discussion relating to the monthly assessment increase and a funding of an additional assessment. Various proposals were tendered and Owners requested that a vote be called.

3. Rich Wells from TPM oversaw the balloting of the Owner's vote which resulted in the agreement for an increase of the monthly HOA assessment to \$425 and an additional assessment of \$3,000 per unit.

VI. Election of Board Members

1. Nominations were opened for three open Board seats. The following candidates were submitted to Owner's for Board consideration:
 - a. Sharron Barnum
 - b. Robert Evans
 - c. Scott Houston
 - d. Monique Roesse
 - e. David Senior
 - f. Sue Smith
 - g. Ken White
 - h. Benjamin Young
2. Rich Wells from TPM oversaw balloting and the following were elected to the Board:
 - a. Robert Evans (3 years)
 - b. David Senior (3 years)
 - c. Ken White (1 year term)

The meeting adjourned at 9:15p.