

2021 Special Meeting Voting Ballot #1

Ballot #1: Proposed completion of hardiplank on clubhouse

Subject: *Bylaws Article II B 2 - No more than \$7,500.00 per project may be spent or committed to without approval of a simple majority of the eligible voting members present at the Annual Meeting or a Special Meeting called by the Board of Directors or by mail in ballots, as provided by the Board of Directors, received one day prior to the meeting.*

Proposal: In 2020, the Board voted to hire a professional company to replace hardiplank on front of the clubhouse. They solicited 3 bids and selected Crane Construction with an estimate of \$5200. The front of the clubhouse has been completed and we have extra materials to begin another side. The next side will be \$3500 more so we need approval of the project since we are going over the \$7500 threshold set in our Bylaws. At this time, we are only doing one more side; however, over the next few years as we have the funds, we will be finishing all 4 sides of the clubhouse.

Benefits: This will improve the appearance of our clubhouse and pool area for all residents.

Vote: As a member of the VWPOA, do you approve to complete hardiplank on the clubhouse over the next few years as funds become available? *(check one)*

FOR:	94	AGAINST:	12	ABSTAIN:	2
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2021 Special Meeting Voting Ballot #2

Ballot #2: Election of Board of Directors

Subject: POA By-Laws Article IV A-1 State the Board of Directors must consist of a minimum of 5, possible 7 but no more than 9 members to be elected by the membership at its Annual General Meeting serving 2 year terms.

Matter: The following members will remain on the 2021 Board of Directors to serve the 2nd year of a 2-year term: Jessica Cejka (President), Patricia Buford Markuson (Secretary), Sherrell Romano (Treasurer), Brad Mitchell, Beverly Simms and Dusty Cejka (Members at Large). We are able to have 3 additional members (*VP or Member at Large*). If you would like to be considered as a candidate, you may announce your candidacy 1) at the Special meeting, 2) email villagewestcl@gmail.com or 3) write in your info below:

Please mark your vote for up to 3 members:

[84](#) James Alderson

[85](#) Bob Mitchell

[5](#) written in - Rodney Sandoval (2), Cyndi DeWitt, Blake Seymour, and Dennis Molina

2021 Special Meeting Voting Ballot #3

Ballot #3: Proposed creation of Village West POA Annual Single Amenities Fee

Subject: *Bylaws Article X - SOURCE, USE, AND CONTROL OF FUNDS AND PROPERTY No other fees, dues, or assessments shall be imposed unless approved by vote of a majority of the Members present at the Annual Meeting or at a Special Meeting of Members called for such purpose or by mail in ballot as provided by Article III C herein.*

Matter: In order to generate revenue and keep the POA amenities safe, secure, and well-maintained for the benefit of our community at large, additional funding will be needed.

Proposed Solution: POA is proposing a single amenity fee for Property Owner use of all amenities including the pool, tennis, basketball courts and lake access. For 2021, the cost of the annual amenity key would be \$125 and would be subject to yearly increase as maintenance is needed for the amenities. Clubhouse rentals are not associated with the amenity fee and will continue to be billed per event.

Neighboring residents donated funding to replace the current unsecured wooden gate at the top of the Irene easement with a metal gate so no POA Operating Budget funds will be used. It will include a walk-thru gate with locking capability. A private property/no trespassing sign will be posted at the road on Irene. A larger sign has been posted on the fence of the tennis courts.

Benefits: This will help limit amenity use to VW residents only by restricting unauthorized use. The tennis court and lake access area has become a high traffic area for non-residents of the Village-West neighborhood with increased disruptive behavior, profanity, loud music, littering, after-hours use and fires. The POA feels the ability to lock the gate will not only generate much-needed revenue but help make the area more safe, secure and enjoyable for those residents using the area and reduce the liability risk for the POA.

Vote: As a member of the VWPOA, do you approve creation of an annual Village West POA single amenity fee providing entry to the pool, tennis, basketball courts and lake access? (*check one*)

FOR:	110	AGAINST:	20	ABSTAIN:	5
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