

**December 2023 Annual Board Meeting Minutes  
December 8, 2023 7PM**

| <b>2023 Board Members</b> |                  | <b>Present</b> | <b>Absent</b> |
|---------------------------|------------------|----------------|---------------|
| President                 | Matt Pfeil       | P              |               |
| Vice President            | Karl Krotzer     | P              |               |
| Secretary                 | Deborah Howard   | P              |               |
| Treasurer                 | Sherrel Romano   | P              |               |
| Member at Large           | Carlton Albright | P              |               |
| Member at Large           | Bea Stong        | A              |               |
| Member at Large           | Stan Grisby      | P              |               |
| Member at Large           | Cyndi DeWitt     | P              |               |
| Member at Large           | Wanda Morrow     | P              |               |

**Establishment of Quorum – Yes**

**Call to Order – 7:11 PM**

**Attendance**

Sandra Bourgeois, Sylvia Buchta. Andy Gates, Patrician Buford, Rebekah Farfan, Tracy and Jeff Hastings, Tom Kajander, Patricia Markuson, Mary Phillips, Jim Ruffing, Hans and Diane Sheline, Bev and Art Simms, Kim Thompson

**President**

The annual meeting is not a regular board meeting and must remain on agenda.

**Secretary**

The December 2023 annual meeting minutes were approved by all board members present. As included in the revised by-laws, annual meeting minutes will be approved at next year’s meeting.

**Action:** Annual Meeting December 2022 Minutes were approved.

**Treasurer**

This past year there has been a substantial drop in home sales. Next year’s budget projection will be reduced to account for slower sales.

The budget for next year projects a total income of \$73,020 with operating costs at \$70,731. Thus, we are operating on a tight projection. Cash in the bank totals \$104,513.

**Action:** All POA Board Members present approved the projected 2024 Village West budget projection.

## **Maintenance**

We still have several large projects desired for completion. The building will need to be prepared for any winter freezes. Deborah will take care of coordinating with the plumber as temperature may require.

## **Architectural Control Committee**

A total of 23 permit requests were received and 22 were approved. Included in these requests, eight were for new construction of single-family residences, and the others included garages, sheds, decks, staircases, ramps, and solar panels.

One of the approvals for new construction is still under review.

A total of \$2,300 was collected at \$100 permit application. Sandra Bourgeois, Gary Freeland and Ron Roberts will remain on the ACC.

## **Pool Committee**

The pool cover and water level will be monitored and addressed as needed. A pool committee should be appointed and formalized.

## **Social Committee**

Speakers and game days will resume.

## **New Business**

### **Board Elections**

Karl Krotzer, Carlton Albright, and Cyndi Dewitt will remain on the board.

Deborah Howard received 22 votes for another term.

Stephen Jones and Tom Kajander both received a total of 8 write-in votes.

Board positions are confirmed at the January 2024 meeting.

### **Amenity Fee Request**

The amenity fee is increased to \$145.00. This is approved with a total 22 Yes votes and 2 No votes.

## **Board Priorities for 2024**

1. Enforcement of deed restrictions. We need to be slow and careful as any legal action will increase legal fees. The budget for legal has been increased. An enforcement committee will be appointed.
2. We need more volunteers and new potential board members. We need to continue to increase community involvement, communication and follow-up of concerns.
3. We need a treasurer with the end of term of the current Treasurer. To engage a professional service could run up to \$20,000 annually dependent on services. It was noted the appreciation for Sherrel Romano/s hard work and dedication.

The meeting adjourned at 7:28PM