

The Board of Directors held a meeting on April 10, 2023 at Villages of Pablo Pavilion at 6:30 p.m. Present at the meeting were Kelly DeWitt, John Laurence, Sam Veal and Scott Snyder.

John called the meeting to order at 6:35 p.m.

A quorum was established of all Board Members being present.

1. A review of Roberts Rules and that if anyone would like to address the board at the end of the meeting, a sign up sheet will be used with questions listed for the board.
2. Reading of the 1.10.2023 Minutes
 - o Kelly motioned to waive the reading of the minutes, John 2nd, Passed 3-0.
3. **2023 Budget Approval**- The board discussed the proposed budget as presented in December's meeting and advises that the budget will formally re-approved for documentation purposes.
4. John motioned to re-approve the 2023 proposed budget as stated, Kelly seconds and the motion carries unanimously.
5. **Volunteer Committee**- The board is looking to create a committee with "On demand" members that can help out when needed.
 - o Kelly moves to create a Volunteer Committee. John seconds and the motion carries unanimously.
6. **Amenity Center**- The board discusses the need for Amenity Center Rules and Regulations and the need of an enforcement policy.
 - o John moves to create an Amenity Center Committee to help draft R&R and Enforcement Policy. Scott seconds and the motion carries unanimously.
7. New Business:
 - o **Resignation of Rachel Perry**- Board accepts Rachel's resignation and discusses filling the Secretary position
 1. John moves to create a separate secretary position. Kelly seconds and the motion carries unanimously.
 - o **2023 Security Contract/Agreement** – The board discusses the security contract and advises that the budget is 24k annually.
 1. John moves to approve the agreement with JSO. Kelly seconds and the motion carries unanimously.
 - o **Neighborhood Safety**-
 1. Changing speed limits and/or speed humps. The board advises this is a calming process and would take a membership vote to move forward.
 2. Walking in the street- The board advises that homeowners need to walk on the sidewalk. It is dangerous to walk on the street with the speeding cars.

- **2023 Amenity Center Monitoring-**
 1. The board discusses the pool monitoring contract and decide to table this item and add to the Amenity Center Committee to oversee.
 - **Chickens as pets**
 1. The board discusses the CC&R in re to chickens and advise that the membership would have to amend the governing documents which would take a vote of 75% of the membership per Article 6 section 10.
 - **Beach Blvd Apartments**
 1. Discussion about the new apartments being built and that the new building is looking into homeowner's property.
 2. The pud shows that Oak trees should be planted in-between VOP Property and the new apartments, but has not be installed yet.
 - **Open discussion Topics:**
 1. JSO Cost
 2. The wooden perimeter fencing in between the new apartments and VOP Property
 3. Security for the neighborhood
8. Adjournment at 8:43PM